



1 | Church Lane | Albourne | West Sussex | BN6 9BX

H.J. BURT
Chartered Surveyors : Estate Agents

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Offers in the region of £537,600 | Freehold



- Spacious three-bedroom semi-detached family home in need of updating
- Lovely location on the edge of the desirable rural village of Albourne
- Occupying a good-sized plot with a South facing rear garden
- Pleasant outlook with distant views of the South Downs
- Good sized sitting/dining room and kitchen/breakfast room
- Double glazed windows. Oil central heating. Drive and attached garage
- Room to extend subject to the necessary consents
- EPC: D. Council Tax: D

Description

An opportunity to purchase a fantastic three-bedroom semi-detached property in need of modernisation and pleasantly situated on a good-sized plot within the sought-after small village of Albourne. The property has been in the same family since it was built in 1967 and now offers ample scope for improvement and enlargement subject to the necessary consents. On the ground floor is a large sitting/dining room along with a kitchen/breakfast room and lobby leading to the garage. On the first floor are two double bedrooms, both with distant views of the South Downs. A sizeable single bedroom and a bathroom are also on this floor, whilst outside is a drive and parking, plus an attached garage along with a South facing garden, that extends to the side of the property. An internal inspection is highly recommended.

Door to **Entrance Lobby** with glazed side panel with glazed door to the **Hall**. Built in cloaks cupboard. **Cloakroom** with lemon suite comprising low level WC, wash hand basin with splashback, double glazed window with obscured glass. The **Kitchen/Breakfast Room** is a double aspect room with double glazed windows overlooking the front and side of the property. Fitted in units comprising double drainer stainless steel sink top, adjoining work services with drawers and cupboards under, peninsula bar. Space for domestic appliances, Hotpoint Creda oven, walk-in cupboard, further storage cupboard. Vinyl tiled floor. Part glazed door to **Lobby** with Worcester Greenstar oil boiler, door to garage. The **Sitting/Dining Room** is a fine double room featuring an open fireplace with decorative pebbledash surround tiled hearth and timber mantle, plus wrought iron gate. Double glazed windows overlook the side and rear of the property. Double glazed door to the rear garden. A return staircase with decorative wrought iron balustrade leads to the first floor Landing., that has access panel to the roof space. Further built-in airing cupboard

with foam insulated cylinder. Double glazed windows overlook in the front of the property. The main **Bedroom** is a double aspect room with double glazed windows overlooking the side and rear of the property and towards the South Downs. There is a built-in wardrobe cupboard. The second double **Bedroom** also has a built-in cupboard and double-glazed windows with pleasant outlook over the rear garden and towards the South Downs. The third **Bedroom** has a built-in wardrobe cupboard and double-glazed window overlooking the side of the property. The **Bathroom** has a pink suite comprising enamelled bath with hand shower attachment, wash hand basin set in vanity unit and a white close coupled WC. Mainly tiled walls, two towel rails. Vinyl floor, double glazed window obscured glass.

Outside the attached **Garage** has an up and over door and a rear personal door to the lobby electric light and power and space and plumbing for automatic washing machine. The property occupies a good-sized plot with a driveway leading to a parking area in front of the garage. An area of lawn is enclosed by hedging whilst access leads to the good sized south facing rear garden, with a further area to the side that measures approximately 30' x 38' at the longest point. The rear garden itself measures approximately 33' from the rear of the sitting room by approximately 60'.







Location

The property enjoys a semi-rural location on the southern edge of this small rural village and is surrounded by glorious open countryside with footpaths and bridleways linking with the neighbouring districts and the South Downs. Albourne itself has a Primary School, whilst Hurstpierpoint is approximately one mile distant and has a bustling, historic High Street offering a traditional range of shops and facilities, including St Lawrence Primary School and Hurstpierpoint College. The larger village of Hassocks is a further two miles on offering Downlands Secondary School, Windmills Primary School, High Street facilities and mainline station providing fast and regular services to London and the South Coast. Other nearby towns include Henfield to the West, Burgess Hill & Haywards Heath, the latter lying approximately 8 miles to the North-East with its mainline station providing faster commuter links to London (London Bridge/Victoria 47 minutes).

Information

Property Reference: HJB02767

Photos & particulars prepared: May 2024 (Robert Turner MNAEA)

Services: mains electricity water and drainage plus oil fired central heating.

Local Authority: Mid Sussex District Council **Council Tax Band:** 'D'

Directions

Upon approaching Albourne from Hurstpierpoint, at the traffic lights at the end of the Albourne Road, turn left (south) on the B2116 London Road, taking the right hand turning into Church Lane and the property is the first house on the left. What Three Words: <https://w3w.co/hooks.submit.ethic>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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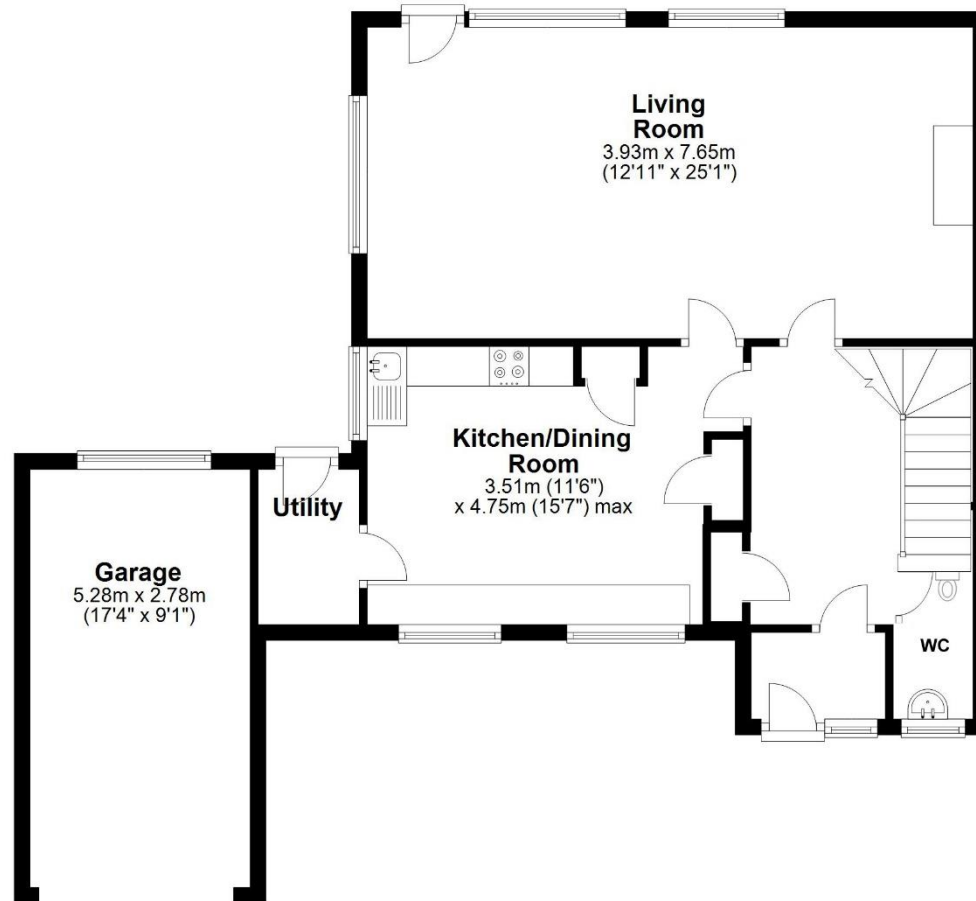


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



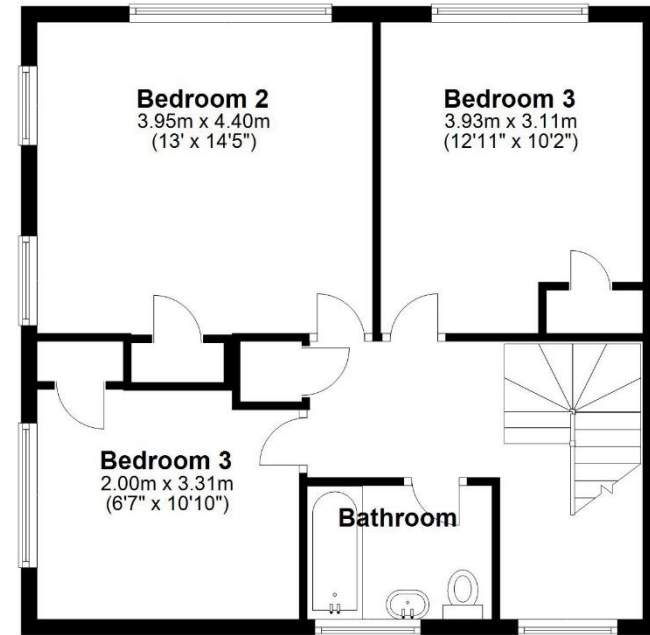
Ground Floor

Approx. 78.4 sq. metres (843.9 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.2 sq. feet)



Total area: approx. 136.1 sq. metres (1465.1 sq. feet)

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