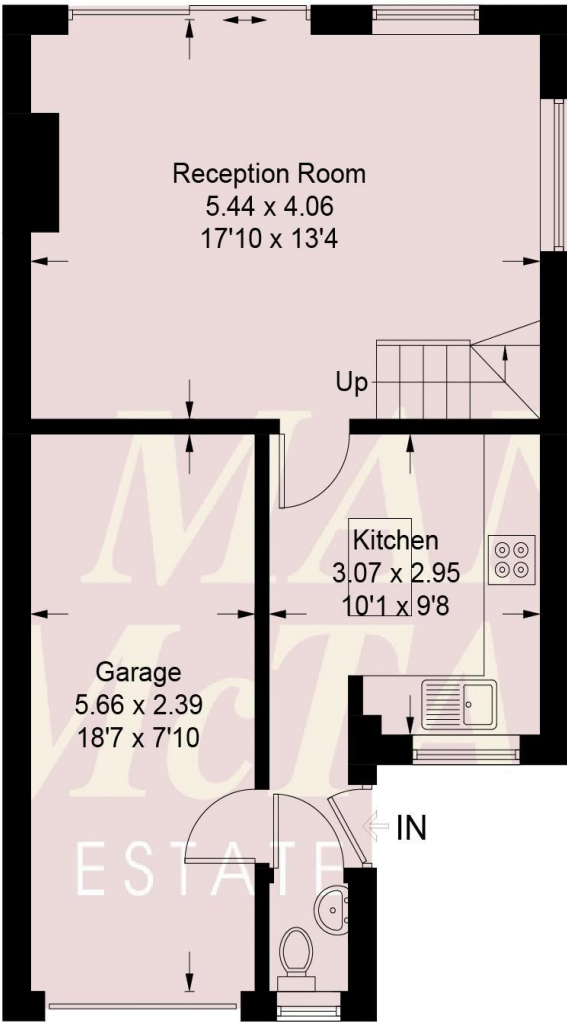
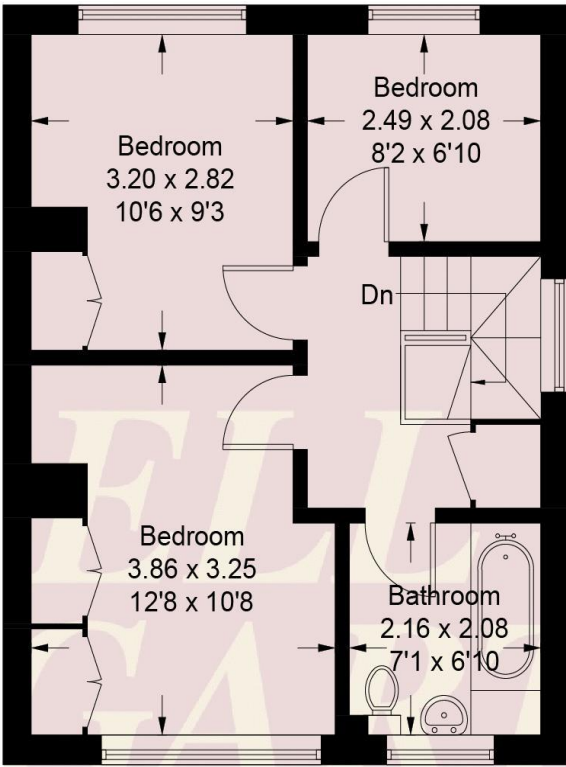


13 Barn Close



Ground Floor

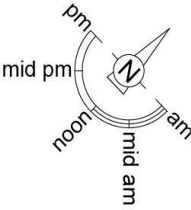


First Floor

Approximate Gross Internal Area = 87.5 sq m / 942 sq ft
(Including Garage)
Including Limited Use Area (0.8 sp m / 9 sq ft)

[] = Reduced head height below 1.5m

Illustration for identification purposes only,
measurements are approximate, not to scale. © Mansell McTaggart 2022



more details from...

call: Hassocks office: **01273 843377**
email: has@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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A well presented three bedroom semi detached house in this small close of similar properties, considered to offer excellent extension potential subject to obtaining any necessary consents.

O.I.E.O. £450,000
Freehold

13 Barn Close, Albourne,
West Sussex BN6 9DG



**MANSELL
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Trusted since 1947

in brief...

- Very well presented three bedroom semi detached house
- Modernised and improved by our vendors over recent years
- Re-fitted cloakroom/wc 2017
- Re-fitted and remodelled kitchen 2017
- Double aspect reception room with patio doors out to the veranda
- Three bedrooms (two having built in wardrobes)
- Re-fitted bathroom with contemporary white suite
- Driveway for four cars, carport & semi-integral garage
- uPVC double glazed windows and external doors - Cavity wall insulation
- Council tax band C - Energy performance rating C



Extension/alteration potential as has been the case in several neighbouring properties.

in more detail...

A uPVC double glazed front door opens into the hall. There is a door into the re-fitted cloakroom/wc (2017) fitted with a modern white suite, the hall has a personal door into the semi-integral garage making this space ideal for conversion to additional accommodation as has been the case in several neighbouring properties (STANC). The kitchen is re-fitted (2017) with white high gloss units at both eye and base level with an island peninsula and chrome rail door furniture, having contrasting black granite effect worktops. There is a stainless steel sink unit, space and plumbing for a washing machine, spaces for under worksurface fridge and separate freezer, integrated Zanussi oven with four ring hob and fitted extractor hood over. An Oak glazed door leads from the kitchen into the spacious double aspect reception room. There is a chimney breast with cast iron effect electric stove (previously had a fitted gas fire), a high level window to the side elevation, a window to rear and a set of patio doors the open out to the covered veranda and in-turn the rear garden. The covered glazed veranda was recently installed and comes with the remainder of a 10 year warranty.

On the first floor the landing has a built in airing cupboard with hot water cylinder and Hive smart phone operated heating controls, there is a hatch with a pull down ladder to the loft space that is largely boarded and is where the recently replaced A rated Vaillant boiler is installed. Bedroom 1 has built in wardrobe cupboards and a window to the front elevation. Bedroom 2 also has built in wardrobes and a fitted dressing table with high level storage cupboards over. Bedroom 3 has a window to the rear elevation. The bathroom/wc is fitted with a white suite and includes a Triton thermostatic shower unit over the bath.

Outside to the front a substantial block paved drive provides parking for four cars with wrought iron gates opening into the covered carport. There is a small area of front garden with lawns and mature shrubs. The rear gardens are fully enclosed, laid mainly to lawn with planted flower and shrub borders. The veranda covers an area of paved stone patio.



the location...

Barn Close is situated in the heart of the Downland village of Albourne, within a short walk of the popular village Primary School. Albourne is surrounded by countryside interspersed with numerous footpaths and bridleways linking with the neighbouring districts. Lying just to the West of the A23 with its excellent links to the motorway networks, Brighton city centre, and Gatwick International Airport. Hurstpierpoint village lies 1 mile to the East providing a range of shops, post office, medical centre, restaurants and bars. Hassocks village (approx. 3 miles to the East with a bus service for school children attending Downlands Secondary School) offers more extensive shopping facilities and a main line railway station with fast and regular services to London (Victoria approx. 50 mins) and the South Coast.

worth bearing in mind...

Gas central heating from a recently re-newed A rated Vaillant boiler discreetly installed in the loft space and having the benefit of the remainder of a 10 year Vaillant warranty.

