



### 3 Downsvew Cottages, London Road, Albourne, BN6 9BN

This beautifully presented four bedroom semi detached town house which was built in 2014 by a local builder is constructed over three floors on the outskirts of Albourne village within walking distance of Hurstpierpoint on a private gated development of four houses, offering good living space throughout and having an added benefit of three allocated parking spaces and its own garage. Internal viewing highly recommended.

Offers in  
Region of  
**£625,000**



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# 3 Downview Cottages

## Albourne

The property comprises of the following specification, a good size entrance hall with stairs leading to first floor and a separate utility room with space for washing machine, sink and a selection of eye and base level units as well as its own WC. The modern fitted kitchen has wall and floor mounted high gloss units, granite work surfaces with integrated appliances being a Neff oven and grill and Four ring induction hob, integrated fridge freezer, dishwasher and overhead extractor fan. The dining area is straight from the kitchen and goes into the living room which has a separate office/study on the side. The rear garden is accessed from the living room via French doors. On the first floor there are there is a large landing area with airing cupboard storing a Vaillant combi boiler, three bedrooms two of which have dual aspect windows and the largest has its own ensuite shower room with separate cubicle, sink and vanity unit and WC. Also on the first floor there is a tiled family bathroom with paneled bath and overhead shower attachment, sink and vanity unit and WC. On the second floor the dual aspect master bedroom has views to the south downs, two large built in wardrobes and its own ensuite shower room with its own cubicle, sink and vanity unit and WC. Outside the west facing rear garden has a large patio area leading onto a lawned area and planted area to the rear, as well as side gated access and a shed. At the front of the house there is a private driveway in front of the garage with small lawned front garden area and two further allocated parking spaces adjacent to the property.



# 3 Downview Cottages

Albourne, Hassocks

- Three floors
- Well presented
- West facing rear garden
- Gated development of only four houses
- Three allocated parking spaces
- Garage
- Two en suite bathrooms
- Open planned living spaces
- EPC: C Council Tax: F
- Four bedroom Link-Detached townhouse

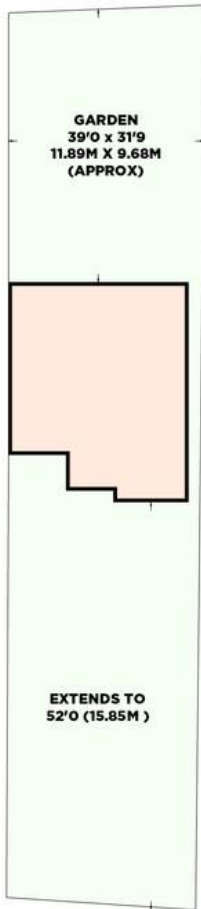
The properties enjoy a semi rural location on the Eastern edge of this small rural village and surrounded by glorious open countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts and the South Downs. Albourne village offers a primary school, whilst Hurstpierpoint is approximately one mile distant offering Hurstpierpoint College and a traditional range of shops and facilities. Hassocks village is a further two miles on offering Downlands Secondary school, primary school, High Street facilities and mainline railway station providing fast and regular services to London and the South Coast. Other nearby towns include Henfield to the West, Burgess Hill and Haywards Heath, the latter lying approximately eight miles to the north east with its mainline railway station providing faster commuter links to London (London Bridge/Victoria 47 minutes). By road access to the major surrounding areas can be gained via the B2116 and A23, the latter lying approximately three quarters of a mile to the east and giving swift access to Brighton city centre, Gatwick Airport and the M25.



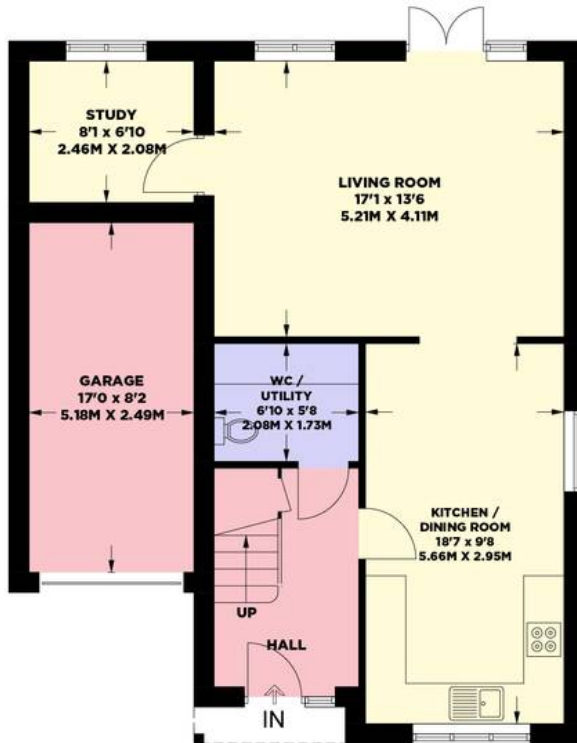
# 3 DOWNSVIEW COTTAGES

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS / GARAGE)  
**1573 sq ft / 146.1 sq m**

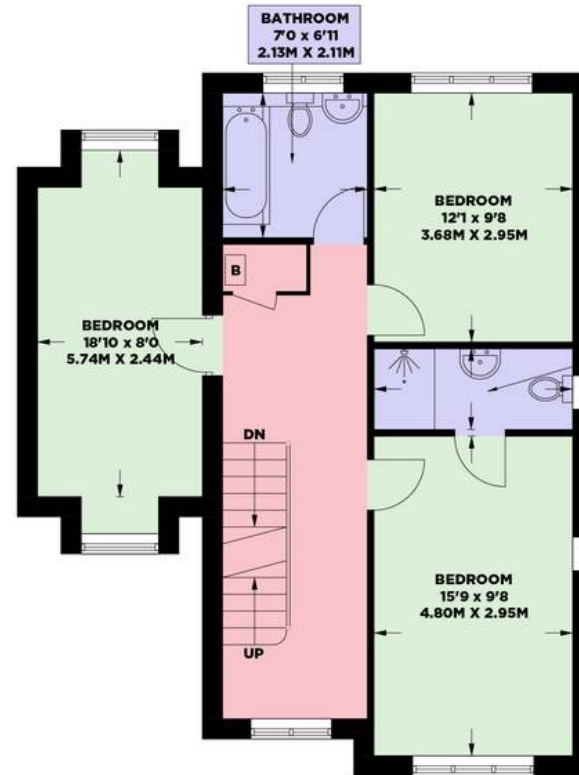
APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS / GARAGE)  
**1799 sq ft / 167.1 sq m**



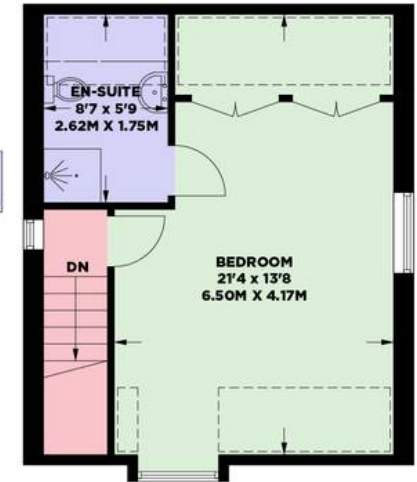
**Site Plan**



**Ground Floor**  
**604 sq Ft / 56.1 sq M**



**First Floor**  
**688 sq Ft / 63.9 sq M**



**Second Floor**  
**370 sq Ft / 34.4 sq M**

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Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all calculations. All site plans are for illustration purposes only and are not to scale.  
Floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and details shown is an approximate interpretation for illustrative purposes only.

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**RICS**  
**Certified Property Measurer**

- (CH) Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- Garden Shortened for Display

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property and based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.