



## 1 Butts Cottages, London Road, Albourne, BN6 9BW

This two bedroom semi detached bungalow just off the London Road is gated with a patio to the front with driveway parking for two vehicles, steps to the side leading to the private, secluded rear garden with further patio area, lawn and shed for outside storage.

Offers in  
Region of  
**£295,000**



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# 1 Butts Cottages

## Albourne

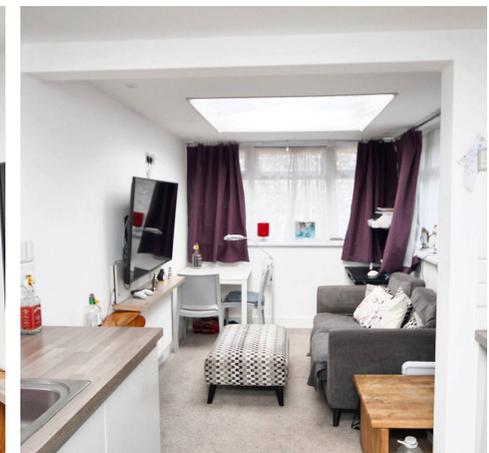
This two bedroom semi detached bungalow just off the London Road, is gated with a patio to the front and driveway parking for two vehicles. Steps to the side lead to the private, secluded rear garden with further patio, area of lawn and shed for outside storage.

Inside, the bungalow has been tastefully extended and improved with several light tunnels creating bright rooms with the main feature being the triple aspect open plan kitchen/dining/living room. The kitchen offers a number of white eye and base level units with laminate wood countertops, an integrated fridge and freezer, integrated washing machine, integrated oven with electric hob and extractor hood overhead.

Bedroom one is a large dual aspect room with plentiful space for a bed and storage options.

Bedroom two is another good size bedroom, also dual aspect.

The bathroom is a three piece suite with shower over bath, low level w/c, basin with vanity storage underneath, extractor fan and window for ventilation.



# 1 Butts Cottages

## Albourne

- Two double bedrooms
- Triple aspect open plan kitchen/dining/living room
- Three piece suite bathroom
- Driveway for two cars
- Raised secluded rear garden
- Vacant possession with no onward chain
- Opportunity to buy current rental with tenants in situ currently paying £1250PCM
- Close proximity to A23 with connections to Brighton and M23 to London
- Energy performance rating: E
- Council tax band: B

The bungalow is situated in Albourne just west of the market village of Hurstpierpoint with high street of shops and other amenities which then leads onto Hassocks with mainline train station, further shops, schools and amenities. Albourne itself is a small hamlet with close proximity to the A23 leading south to Brighton or north to the M23 and London.





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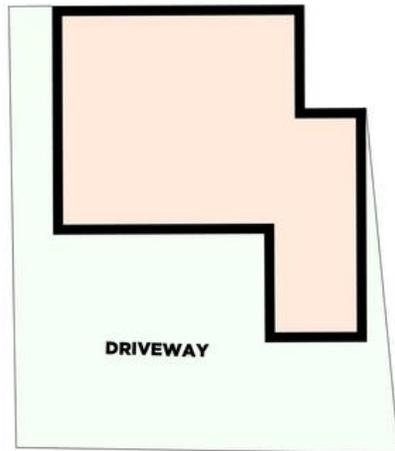
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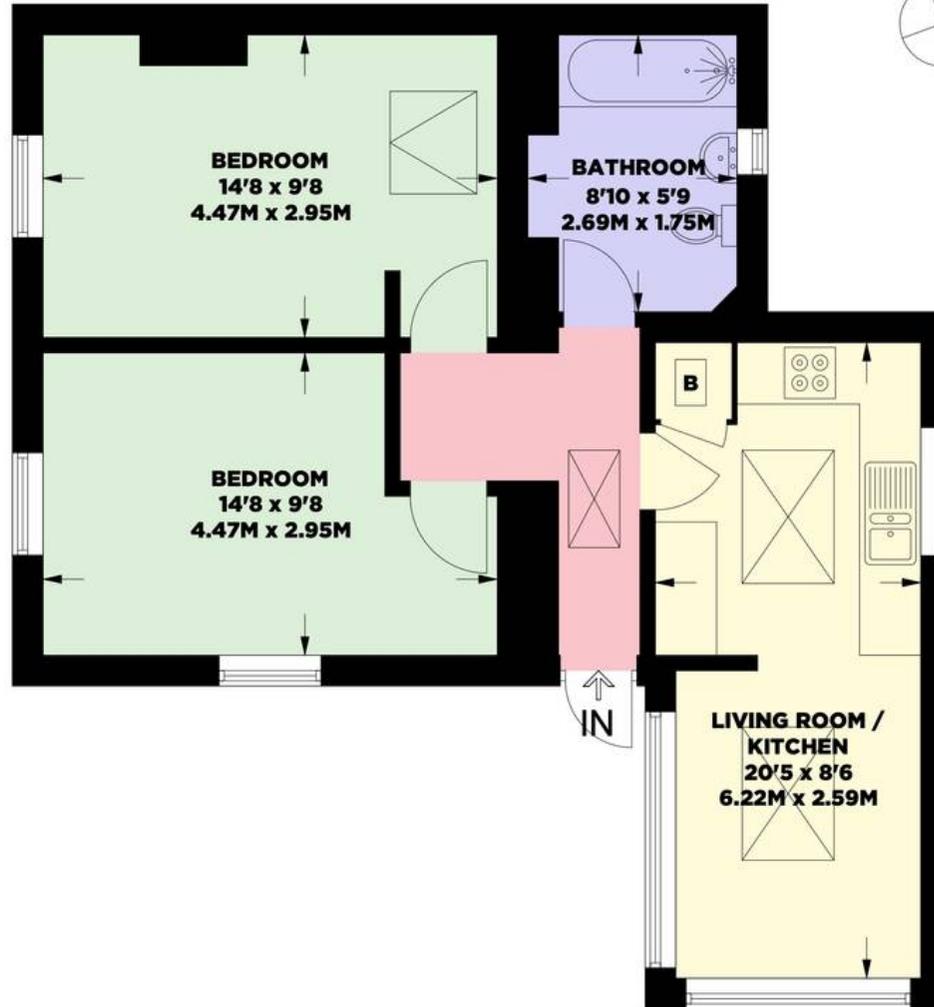
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# 1 BUTTS COTTAGE

APPROXIMATE GROSS INTERNAL AREA  
**584 sq ft / 53.3 sq m**



### Site Plan



### Ground Floor

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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 area calculations. All site plans are for illustration purposes only and are not to scale. This 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 data shown is an approximate interpretation for illustrative purposes only.

-  Ceiling Height
-  Hot Water Tank
-  Fridge / Freezer
-  Head Height Below 1.5m
-  Measuring Points
-  Storage Cupboard
-  Fitted Wardrobes
-  Garden Shortened for Display

