



3 Wellcroft Cottages
ALBOURNE | WEST SUSSEX | BN6 9BZ

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Situation

A beautifully positioned semi detached home on an elevated ridge with south facing gardens, outbuildings and wonderful views of the South Downs

Albourne is a quaint village with a local village school and church, surrounded by beautiful farmland providing an excellent backdrop for walking and other recreational activities. The larger village of Hurstpierpoint is within walking distance and, with its bustling High Street, provides a comprehensive array of shopping, including a post office, butcher and delicatessen. Hassocks, with its mainline rail station providing easy links to Brighton and London, is the next village along. The area plays host to a number of highly regarded state and private schools.

Situated along a peaceful country lane in a sought after semi-rural setting, this beautifully extended semi detached home occupies an elevated position commanding far reaching views across open farmland towards the South Downs. The property has been thoughtfully enhanced and meticulously maintained with its design carefully oriented to maximise natural light and fully embrace its exceptional outlook. The ground floor offers a balanced and inviting arrangement of living space, comprising a charming sitting room with a focal open fireplace along with a kitchen/breakfast room. Both spaces flow seamlessly into a stunning garden room where expansive glazing frames the south facing garden and uninterrupted countryside views beyond. A separate utility room provides practical space for appliances complemented by a discreet cloakroom. Upstairs, two generous double bedrooms are served by a stylishly appointed bathroom complete with a separate shower enclosure. The gardens are a particular feature of the home having been beautifully landscaped to mirror the quality of the interior while making the most of the enviable setting. A pergola covered terrace adjoins the rear of the house offering an idyllic space for outdoor dining and relaxation overlooking manicured lawns and richly planted colourful borders. To the far end of the garden and benefiting from its own vehicular access is a garden studio with attached garage, offering excellent versatility for use as a home office along with two timber stores. To the front, a private driveway provides ample off street parking.



Kitchen

- » Shaker style wall and base units
- » Beech block worksurfaces with breakfast bar
- » Inset 'Butler style' sink
- » Fitted 'Stove' gas range cooker with modern extractor fan over
- » Space for slimline dishwasher
- » Space for 'American style' fridge freezer



Bathroom

- » Free standing 'slipper' bath
- » Wall mounted taps
- » Tiled shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with a selection of cupboards under



Specification

- » Floor mounted external oil fired boiler
- » LPG gas for cooking
- » South facing garden
- » Studio with attached garage
- » 2 x timber stores



External

The property is approached via a stone chipped driveway providing ample parking for multiple vehicles bordered by well stocked shrub and plant beds. Steps lead down to the front entrance. Gated side access opens into a beautifully arranged rear garden, where a paved terrace wraps around the side and rear of the property. A vine clad pergola defines a generous seating area enhanced by contemporary glass balustrading that allows uninterrupted views across the garden. Designed with both relaxation and entertaining in mind, the garden unfolds over gently tiered levels. An upper section features a cleverly designed bar and seating area ideal for social gatherings while steps descend to a central lawn with a winding pathway and framed by richly planted colourful borders. At the far end of the garden sits a studio complete with light, power, and glazed doors opening onto its own private terrace offering excellent versatility as a home office or creative space. This is complemented by an adjoining garage with an electronically operated roller door. Benefiting from separate vehicular access, there is an additional area of hardstanding at the rear providing further parking alongside two large timber stores.





Transport Links

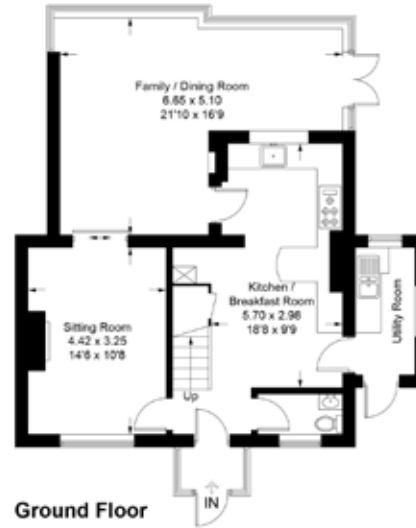
Hassocks Train Station	approx. 2.7 miles
Haywards Heath Train Station	approx. 7.2 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.7 miles
Brighton	approx. 10.2 miles
Gatwick Airport	approx. 20.2 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Wellcroft Cottages, Church Lane, Albourne, BN6 9BZ

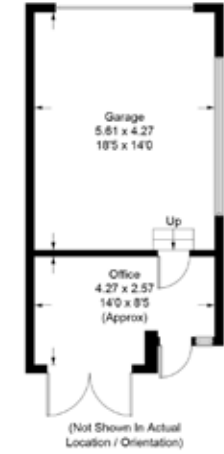
Approximate Gross Internal Area = 114.7 sq m / 1235 sq ft
 Outbuildings = 53.3 sq m / 574 sq ft
 Total = 168 sq m / 1809 sq ft
 (Including Eaves)



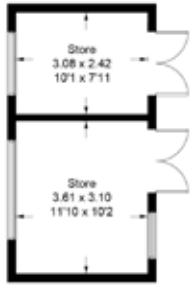
Ground Floor



First Floor



(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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