



Wellington Cottage

HENFIELD ROAD | ALBOURNE | WEST SUSSEX | BN6 9DE

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Situation

A well extended and character filled Grade II listed detached house boasting a wealth of period and character features with a wonderful south facing garden and rural views over neighbouring farmland

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 in a semi-rural location, this well-maintained beautiful Grade II listed house has wonderful far reaching views over neighbouring farmland. The property bears all the hallmarks of its era with inglenook fireplaces, exposed beams and quarry tiled floors that seamlessly blend with recent contemporary updates and additions including a refitted kitchen/dining room with vaulted ceiling and bi-fold doors out onto the garden. There are two further reception rooms and a sizable reception hall with bespoke fitted storage cupboards. The sash windows have recently been fully reconditioned. A notable feature of the property is the master bedroom suite with dressing area and en-suite shower room. There are three further bedrooms and a bathroom on the first floor. The gardens wrap around the property with the majority on the southern, eastern and western sides of the property. The gardens are predominantly laid to lawn and bordered by mature hedging. The southern boundary of the garden borders neighbouring farmland and provides glorious views beyond. A sizable shingle driveway provides parking for several cars. There is also planning permission to erect a detached double garage with room above (planning ref DM/19/0050).



Kitchen

- » Shaker style wall and base units
- » Oak block worksurfaces
- » Fitted dishwasher
- » Range cooker with extractor over
- » Space and plumbing for fridge freezer
- » Centre island unit with Corian worksurfaces, breakfast bar and a selection of cupboards under
- » Bi-fold doors to the rear garden



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Pedestal wash hand basin
- » Heated ladder style towel radiator

En-Suite Shower Room

- » Walk in shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



Specification

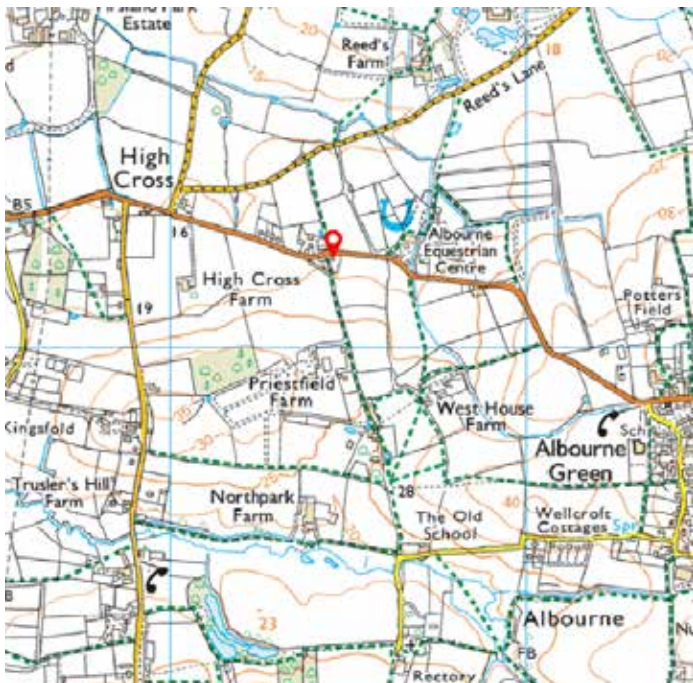
- » Floor mounted 'Worcester' gas fired boiler in the kitchen
- » Recently reconditioned windows throughout
- » Large and light kitchen/dining room with vaulted ceilings, engineered oak flooring and bi-fold doors out onto the rear garden
- » Sizable principal bedroom suite
- » Character and period features throughout including Inglenook fireplaces, quarry tiled floors and exposed beams
- » Private south facing rear garden adjoining neighbouring farmland
- » Parking for several cars
- » Planning permission to erect a detached double garage with room above (planning ref DM/19/0050)



External

The property is approached over a shingle driveway with parking for several cars. The gardens are accessed via a timber gate with a crazy paved path leading to the front door and all the way around the house extending to the southern and eastern sides of the property. The gardens are predominately laid to lawn bordered by mature hedgerow. Interspersed within the garden are a selection of well stocked shrub and plant beds and a timber garden shed.



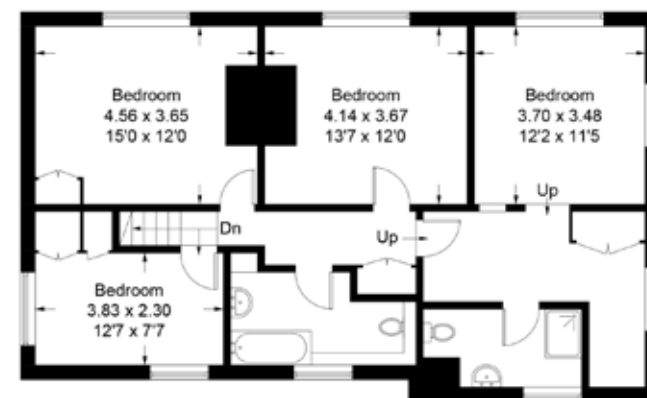


Henfield Road, Albourne, BN6 9DE

Approximate Gross Internal Area = 201.3 sq m / 2167 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. imageplansurveys.co.uk 2026

Transport Links from Wellington Cottage

Hassocks Train Station	approx. 3.2 miles
Haywards Heath Train Station	approx. 8.2 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 1.7 miles
Brighton	approx. 9.4 miles
Gatwick Airport	approx. 18.6 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.

A buyer is advised to obtain verification from the solicitor.

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