



Henfield Road

Albourne, West Sussex, BN6 9DD

MARCHANTS

Henfield Road

In the heart of Albourne an opportunity to acquire the old post office, a spacious detached three bedroom period home, with an attached self-contained one bedroom annexe (currently generating income as an Airbnb).

Being sold via 'Secure Sale' online bidding. Terms & Conditions apply.

Starting Bid £450,000

MARCHANTS

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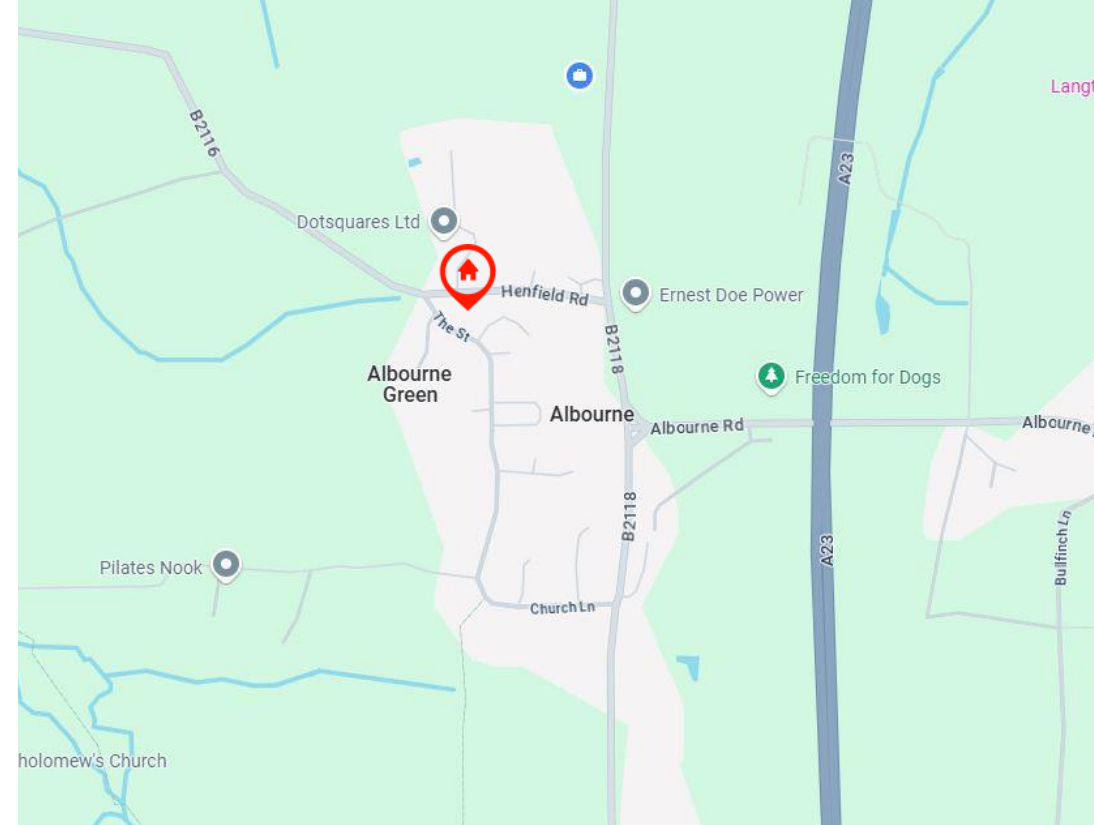
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Features

- Period Detached Property
- Being Sold Via 'Secure Sale'
- Three Bedrooms
- Wet Room & Utility
- Inglenook Fireplace with Wood Burning Stove
- South Facing Rear Garden
- Self Contained Annexe with Income Potential
- Immediate 'Exchange of Contracts' Available



Nearby countryside just minutes from the property.



Location

Albourne is a pretty downland village situated on the Henfield Road with Albourne Primary School within walking distance, located near to the village hall where the community comes together. Only two miles from Hurstpierpoint and within easy reach of open countryside and pathway walks with views of the South Downs National Park, perfect for those seeking a semi rural location.

- Hurstpierpoint (1.6 miles)
- Hassocks Station (2.8 miles)
- Brighton (9.7 miles)
- Gatwick Airport (18.4 miles)

Accommodation

COVERED PORCH Solid timber door, post box and outside light.

ENTRANCE LOBBY Electric consumer unit, coat hooks. Tiled floor. Door to:

LIVING ROOM A double aspect spacious room with a feature inglenook fireplace and inset 'Stovac' wood burner, with timber mantle over and stone hearth. coffered ceiling with exposed beams, two radiators and wall lights.

INNER HALLWAY Radiator and stairs rising to first floor.

RECEPTION ROOM Coffered ceiling with exposed beams, under stairs storage cupboard, two further built in storage cupboards, radiator and PVCu doors to the conservatory.

CONSERVATORY Ceramic tiled floor, power and wall light, radiator. PVCu doors to the garden.





WETROOM A fully ceramic tiled area with thermostatic mixer, rain fall shower head and separate hair rinse attachment, tiled display shelf, ladder style towel warmer. Extractor fan.

UTILITY AREA Space and connection for a washing machine.

KITCHEN Fitted cabinetry to include base mounted units with laminate worksurface over and inset one and a half bowl sink, mixer tap and drainer. Space for dish washer, wall mounted 'Glow Worm' gas combi boiler. 'Rangemaster' five burner multi fuel range with two ovens and separate grill set into recess, with exposed beam and 'Electrolux' extractor over. Further exposed ceiling beams, and tiled floor.

Step up into **DINING AREA** with tiled floor, window into reception area, radiator and private door into Annexe.



Accommodation Continued

FIRST FLOOR LANDING Fitted shelving unit, hatch to loft (partly boarded and electric light).

BATHROOM A white suite comprising a panel enclosed bath with 'Victorian' style shower hose in a cradle and tap fitment, pedestal hand basin and shaver point, W.C., Ceramic tiling to splash back areas. Fitted storage cupboards and feature exposed beams and vinyl flooring.

BEDROOM ONE A spacious double aspect room, radiator, built in storage in recess either side of the chimney breast. Triple built-in wardrobes in dressing area, further built in storage, radiator.

BEDROOM TWO Front aspect, radiator.

INNER HALLWAY Step down into:

BEDROOM THREE Side aspect and pleasant view over the Annexe courtyard, radiator and built-in storage cupboard.





Annexe & Courtyard

ANNEXE Own entrance off Henfield Road. Timber door into:

LIVING ROOM Coffered ceiling with exposed beams, T.V. connection, two radiators, built in cupboard housing the electricity fuse unit. Laminate flooring, PVCu doors to courtyard, stairs rising to first floor.

KITCHEN A range of fitted cabinetry to include base and wall mounted units and drawers, laminate worksurface over and inset stainless steel sink and drainer, 'Moffat' gas hob, with 'Neff' electric oven under and 'Moffat' extractor over. Wall mounted 'Vaillant' Gas combi boiler. Space and connection for washing machine, tumble dryer, and free standing fridge freezer. Private door into Main house (not currently open).

BATHROOM A white suite comprising panel enclosed bath with rail and curtain over, W.C., pedestal hand basin with glass display shelf. Towel rail, radiator. Fully ceramic tiled walls, vinyl flooring.

FIRST FLOOR Stairway with display shelf.

BEDROOM ONE A vaulted ceiling with further exposed beams, radiator, recessed downlights. Display shelf. PVCu window with a side aspect.

COURTYARD GARDEN A secluded area, outside lighting, with decorative stone, timber store and gate to main house garden.

Annexe Council Tax Band: B

Garden and Parking

DRIVEWAY At front of property for off road parking. Built in post box.

A south facing **WALLED GARDEN**, laid to lawn and with a side gate allowing access to the front of the property. Arched gateway into the Courtyard of the **ANNEXE**.

Door to outside **W.C** (Requiring updating).

Additional Information

Council Tax Band: E

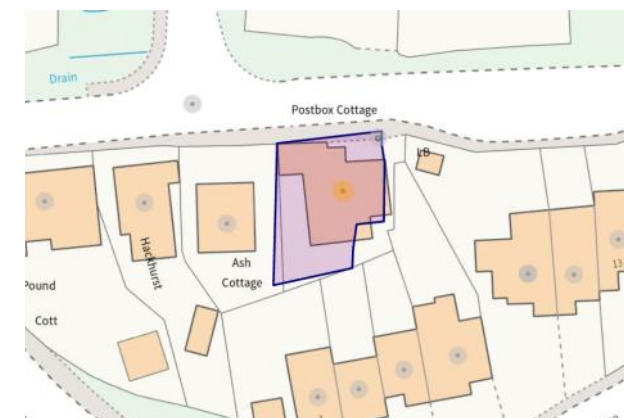


Postbox Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The Annexe Postbox Cottage

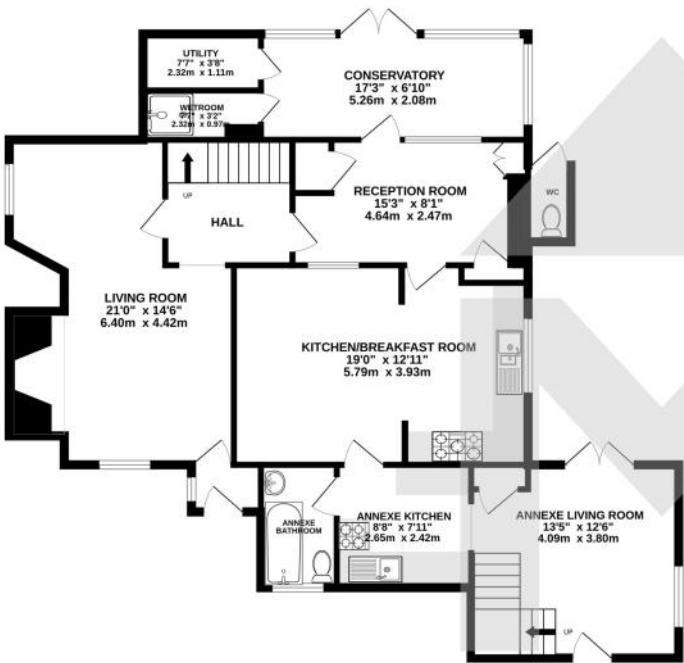
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



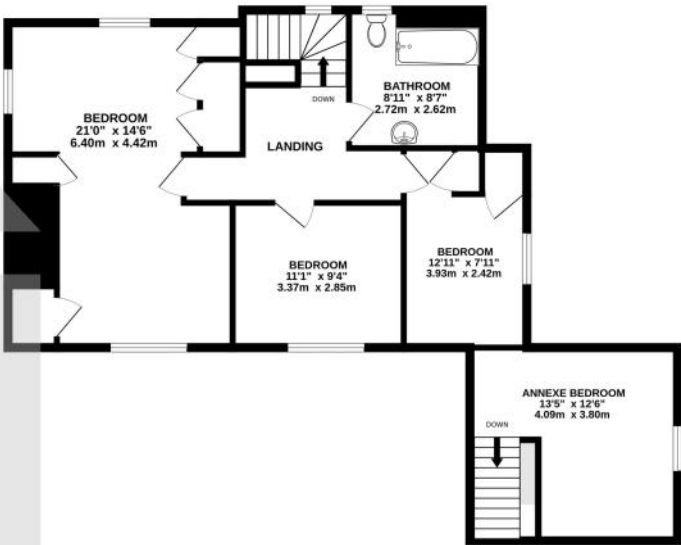


Floorplan

GROUND FLOOR
1121 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA: 1951 sq.ft. (181.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Auctioneers Additional Comments

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A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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