



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).

OIRO £550,000

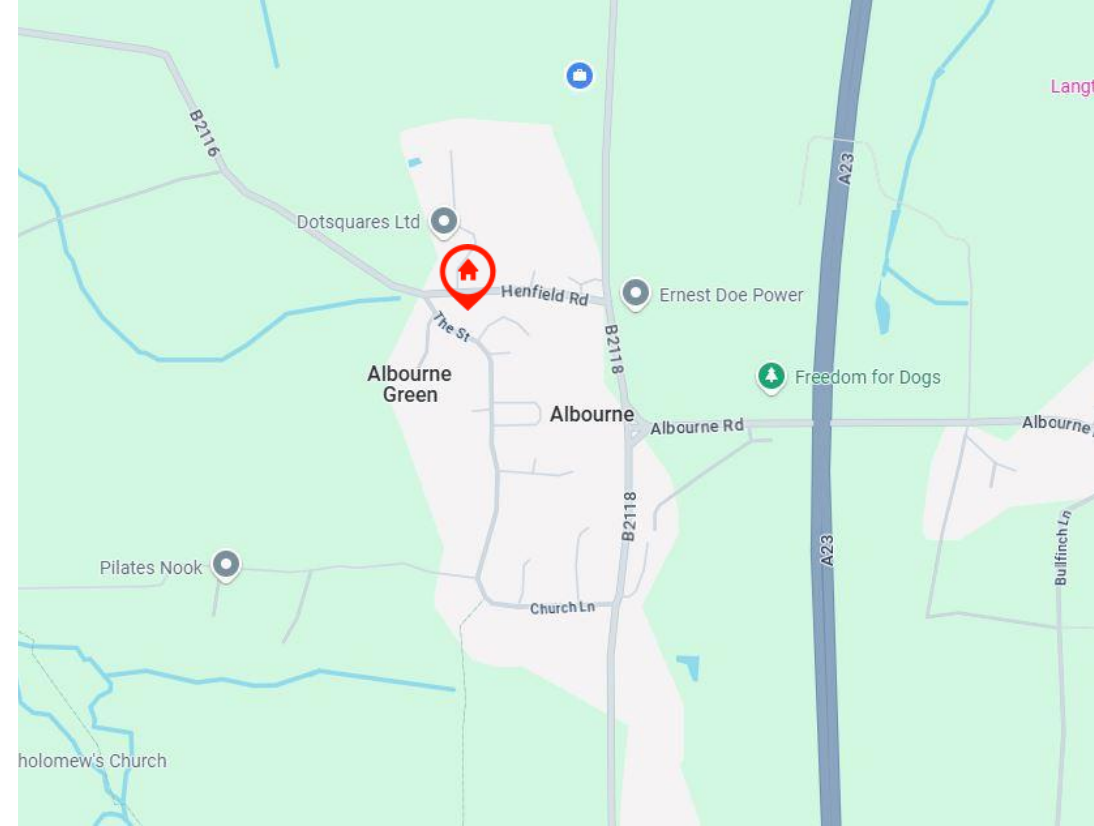
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Features

- Period Detached Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Wet Room & Utility
- Inglenook Fireplace with Wood Burning Stove
- South Facing Rear Garden
- Self Contained Annexe



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

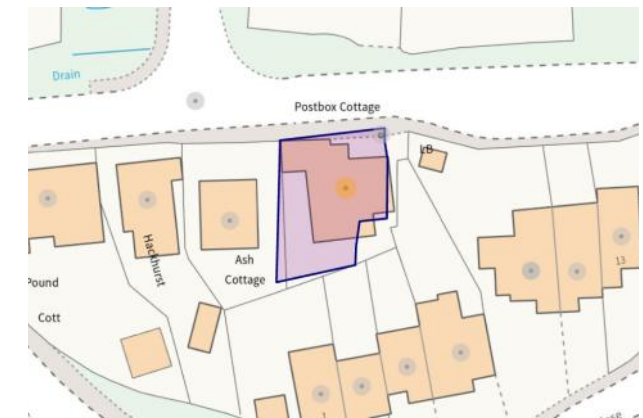


Postbox Cottage

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		

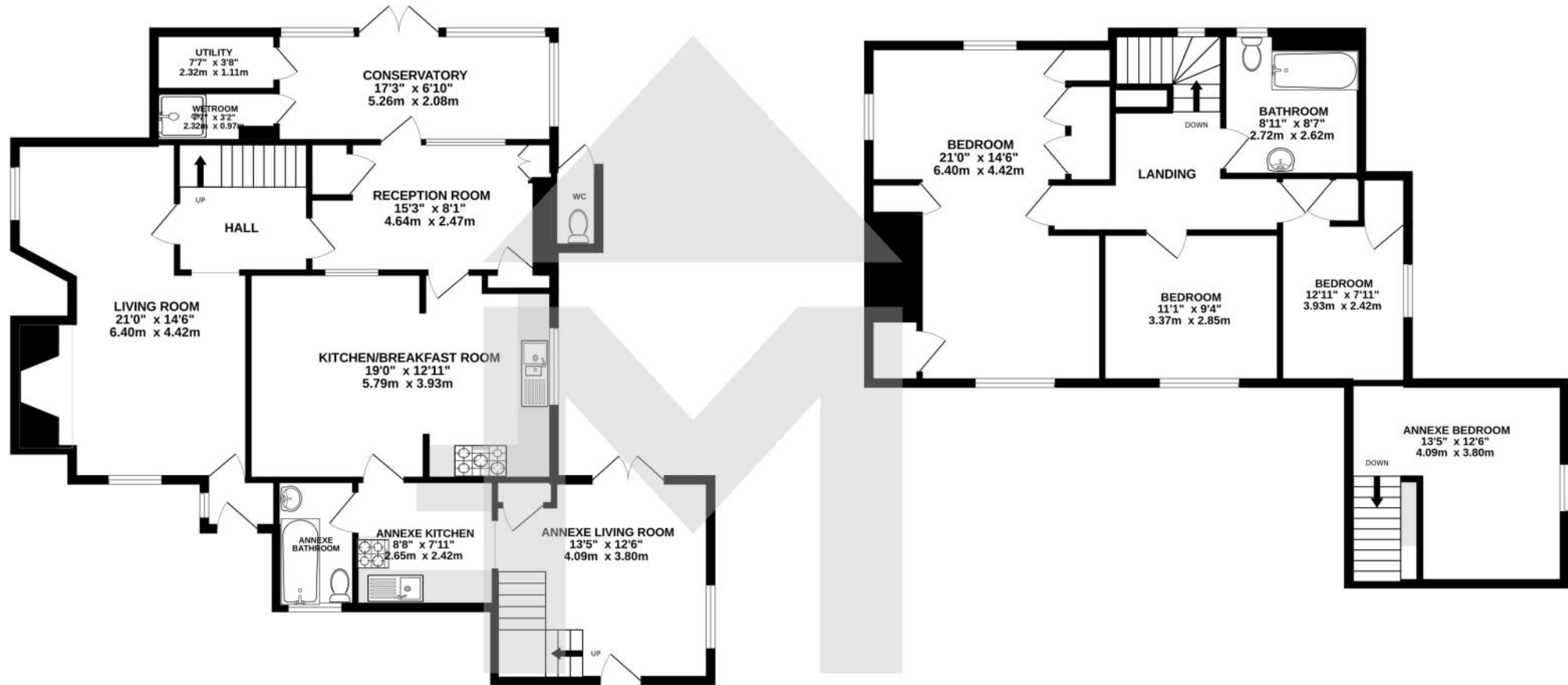




Floorplan

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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PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. *Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.*
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