



1 | Gallops Mews | Albourne | West Sussex | BN6 9DJ

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £395,000 | Share of Freehold



- Lovely, spacious (1378 ft.²) two-bedroom first floor maisonette
- Situated in a lovely mews style setting
- Within the small village of Albourne
- Close to countryside walks, yet within a short drive of the A23
- Triple aspect sitting room and dining room/bedroom three
- Modern fitted kitchen. Two bathrooms
- Allocated parking for two cars. Private garden
- No onward chain. EPC D. COUNCIL TAX: E

Description

Beautifully Presented Two/Three-Bedroom First-Floor Maisonette with Private Garden. This exceptionally well-presented and spacious first-floor maisonette offers flexible two/three-bedroom accommodation and enjoys a desirable position within an exclusive mews development serving just four properties. Converted in 1989, the property combines generous living space with practical features and a private outdoor area. Accessed via its own private front door, the accommodation begins with an entrance porch and a former cloakroom on the ground floor, currently utilised as a utility room. Stairs lead to the first floor, where you will find a bright and spacious triple-aspect sitting room, a modern fitted kitchen, and a separate dining room that could easily serve as a third bedroom if required. There are two generous double bedrooms, including a principal bedroom with en-suite facilities, together with a contemporary shower room.

A particular feature of the property is the extensive boarded loft space, complete with fitted shelving, providing excellent additional storage. Outside, the property benefits from two allocated side-by-side parking spaces and a private elevated garden with a timber storage shed. Further advantages include a share of the freehold and the remainder of a 999-year lease. The property may be of particular interest to investors, having been let in recent years at, we understand, approximately £1,250 per calendar month. Offered for sale with no onward chain, this attractive maisonette must be viewed internally to be fully appreciated.

An **Entrance Porch** with a part glazed front door leads to Entrance Lobby. Door to Utility Room formerly a cloakroom. Stairs lead to a large First **floor Landing** with access panel with pulldown ladder to insulated and boarded **Roof Space** with shelving, currently used

for storage but ideal for possible conversion subject to any necessary consents. Triple aspect **Sitting Room** with Adam style fire surround, marble inserts and hearth with fitted coal effect gas fire (disconnected). Separate **Dining Room** presently open plan to the landing but with the option of becoming a third bedroom if preferred. The **Kitchen/Breakfast Room** is fitted in a range of modern units with matching hanging wall cabinets. **Family Shower Room/WC. Guest bedroom** with leaded light window overlooking the rear of the property. Double aspect principal **Bedroom**, with a range of built-in wardrobe cupboards and leaded light windows to the front and rear. **Ensuite Shower Room**.

Outside To the front of the property is a gravel parking area with parking for two cars side-by-side. The private garden is beyond the neighbouring garden and is laid mainly, measures approximately 35' x 30' and faces south and east. Timber summer house.

Location

The property enjoys a lovely mews-style setting within this small rural village and is surrounded by glorious open countryside with footpaths and bridleways linking with the neighbouring districts and the South Downs. Albourne itself has a primary school, whilst Hurstpierpoint is approximately one mile distant and has a bustling, historic High Street offering a traditional range of shops and facilities, including St Lawrence Primary School and Hurstpierpoint College.



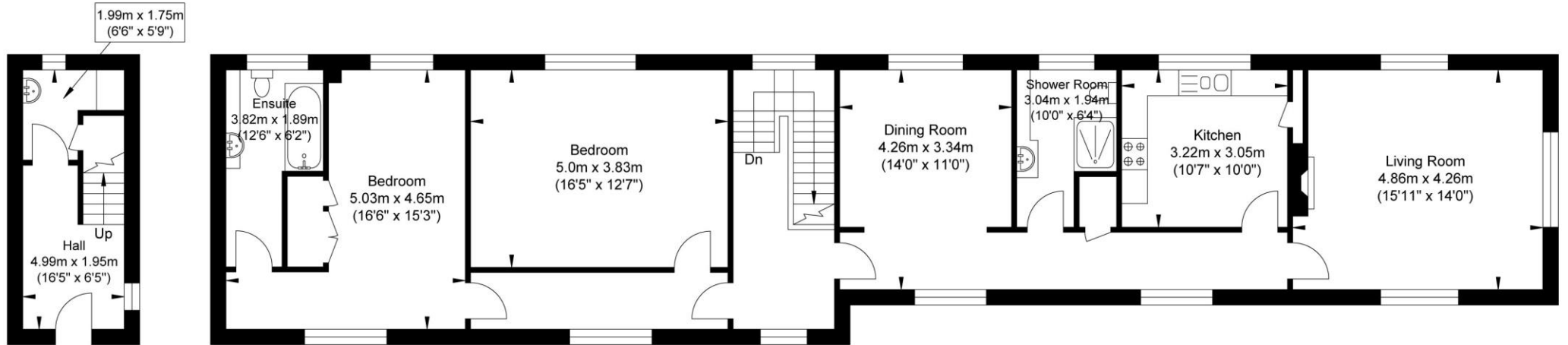
Garden Area





Virtually Staged

The Street



Entrance Floor
Approximate Floor Area
106.67 sq ft
(9.91 sq m)



First Floor
Approximate Floor Area
1270.89 sq ft
(118.07 sq m)

Approximate Gross Internal Area = 127.98 sq m / 1377.56 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

The larger village of Hassocks is a further two miles on offering Downlands Secondary School, Windmills Primary School, High Street facilities and mainline station providing fast and regular services to London and the South Coast. Other nearby towns include Henfield to the West, Burgess Hill & Haywards Heath, the latter lying approximately 8 miles to the North-East with its mainline station providing faster commuter links to London (London Bridge/Victoria 47 minutes).

Information

Property Reference: HJB03427

Photos & particulars prepared: June 2026 (Robert Turner MNAEA)

Services: Share of Freehold, with remainder of 999-year lease (from 1989).

Maintenance: split 3 ways as and when required (to be verified).

Local Authority: Mid Sussex District Council Council Tax Band: 'E'

Directions

Upon approaching Albourne from Hurstpierpoint, at the traffic lights at the end of the Albourne Road, turn left (South on the B2116 London Road, taking the first right into Church Lane. Follow the road around into The Street and the entrance to Gallops Mews is on the right just before The Twitten. What Three Words: <https://what3words.com/clasps.windmills.infuses>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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Loft storage



Parking area



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