



25 BarnClose

ALBOURNE | WEST SUSSEX | BN6 9DG

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Situation

A well extended, modern style semi detached house with landscaped low maintenance rear garden being just a stone's throw from the local village school and recreation ground

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 provides 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 at the end of a cul-de-sac popular with families, this extended and well maintained semi- detached house boasts flexible accommodation over 2 floors. The majority of reception space and the hub of the house is the 'L' shaped kitchen/dining/sitting room. The kitchen with oak block worksurfaces has a range of integrated appliances and there are patio doors leading out onto the rear garden. There is also the benefit of a further reception room, currently used as an office but would make a great guest bedroom. Stairs lead to the first floor where 3 bedrooms and a recently fitted modern bathroom reside. It should be noted that the principal bedroom has a range of fitted wardrobe cupboards. The rear landscaped garden has been predominantly laid with artificial grass for ease of maintenance with an area of raised decking at one end. To the front of the property is a shingle driveway housing parking for a couple of cars. Outdoor storage is plentiful with 2 sizable timber sheds at the front and rear of the property.



Overview

Kitchen

- » Shaker style wall and base units
- » Oak block work surfaces and breakfast bar
- » Inset 'Zanussi' 5 ring gas hob with extractor fan over
- » Inset electric oven
- » Inset sink and drainer
- » Integrated 'Hotpoint' dishwasher
- » Integrated 'Hotpoint' washing machine
- » Space for fridge freezer



Bathroom

Panelled shower bath with wall mounted shower
Low level w.c. suite
Wash hand basin with a selection of drawers under
Tiled floor



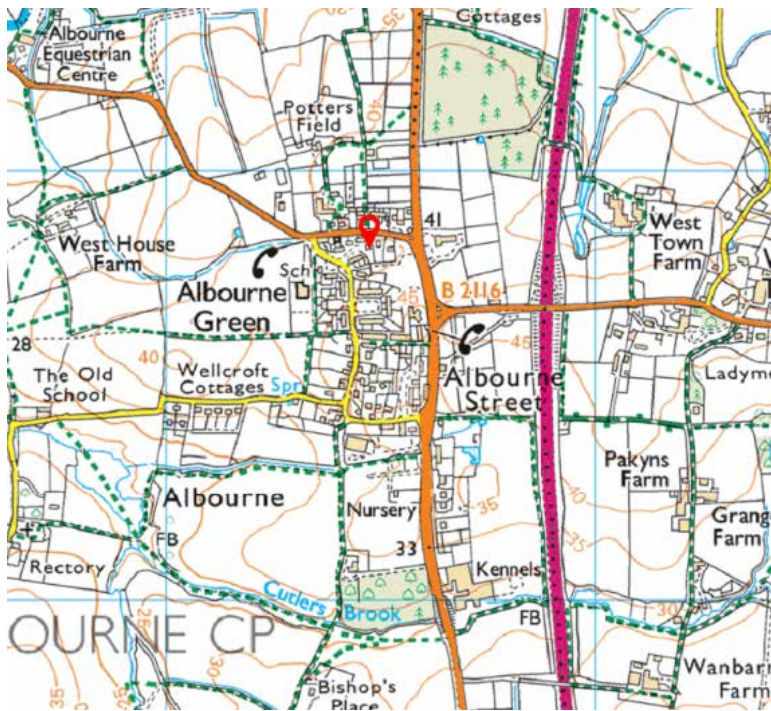
Specification

- » Wall mounted 'Vaillant' gas fired boiler
- » Landscaped low maintenance rear garden
- » Off street parking for 2 cars

External

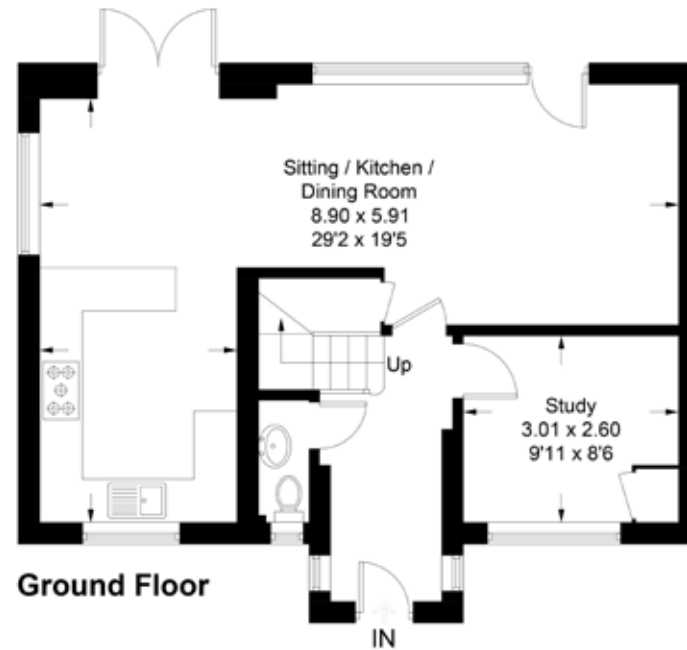
The property is approached over a shingle driveway with parking for 2 cars with an area of lawn to one side and a large timber shed to the other side. Side access to the rear garden is via a timber gate. The rear garden has been landscaped with artificial grass and a raised decked area at one end. Timber garden shed.



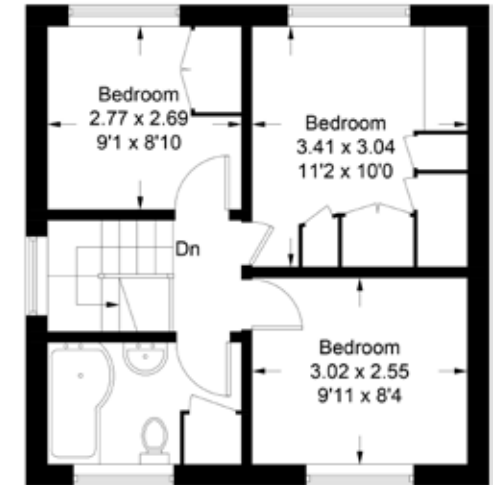


Barn Close, Albourne, BN6 9DH

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Transport Links

Hassocks Train Station	approx. 2.5 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.5 miles
Brighton	approx. 10 miles
Gatwick Airport	approx. 20 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.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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