



4 bed detached house to buy in

Henfield Road, Albourne, Hassocks, BN6 9DD

£450,000 Starting Bid

 x 4  x 3  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ Period Detached Property
- ✓ Being Sold Via 'Secure Sale'
- ✓ Three Bedrooms
- ✓ Wet Room & Utility
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via 'Secure Sale' online bidding. Terms & Conditions apply. Starting Bid £450,000. 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).

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.

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.

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. 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 & 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).

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.

Both the Marketing Agent and

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Detached House

Parking: Driveway

Year built: 1760

Construction materials: Brick and block, Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Gas

Electric: National Grid

Water: Direct mains water

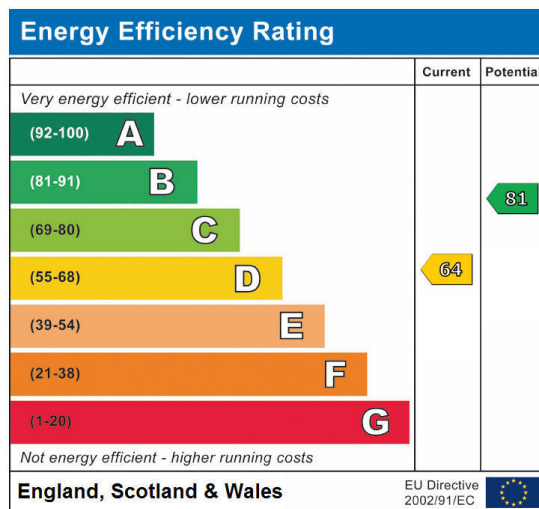
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Henfield Road, Albourne, Hassocks, BN6 9DD

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

