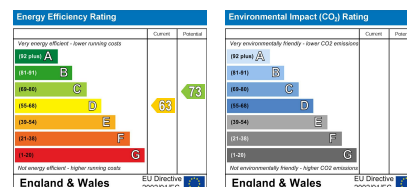


Approx. Gross Internal Floor Area 926 sq. ft / 86.14 sq. m (Including Garage)

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

Produced by Elements Property



**BRITISH
PROPERTY
AWARDS**

2022

★★★★★

GOLD WINNER

**PSP HOMES
SOUTH ENGLAND
(OVERALL)**



10 Barn Close, Albourne, West Sussex, BN6 9DG

Guide Price £375,000 Freehold

PSPhomes

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES
106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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www.psphomes.co.uk

10 Barn Close, Albourne, West Sussex, BN6 9DG

What we like...

- * Exciting renovation project offering huge scope for refurbishment.
- * Peaceful cul-de-sac location, ideally located for Albourne Primary School.
- * No chain, meaning a swift move is possible.
- * Integral garage which offers excellent conversion potential

Welcome Home

A spacious, well-proportioned semi-detached home that offers an exciting modernisation opportunity for anyone looking to live in a peaceful position with a semi-rural lifestyle.

The home has been in the same family for decades and beyond the porch, a small entrance hallway provides access to the kitchen, living room and integral garage. In its current form, the kitchen would benefit from updating but offers plenty of storage and prep space.

The living room is a generously sized and welcoming room that forms the heart of the home with plenty of space for sitting and dining areas. The mid-century stair case is a feature in itself and the sliding doors open out to the garden - great for inside-outside living during the summer months.

On the first floor there are three bedrooms and the bathroom.

The integral garage offers excellent scope for conversion into a second reception room. Alternatively, you could relocate the kitchen into here and make the existing kitchen a study or utility.

The home has gas fired central heating, is fully double glazed and is offered for sale with no onward chain.

Step Outside

To the rear is a private and low maintenance garden with a paved terrace across the rear, expanse of lawn and established shrubbery. There is gated side access that leads to the front where you'll find driveway parking for one car and a small front garden.



Out & About

This property is perfectly located in a quiet close of just 23 homes, offering a real sense of community while being ideally positioned for both family life and commuting. Just a short stroll away is Albourne Church of England Primary School, a lovely small village school with a ‘Good’ Ofsted rating and an annual intake of just 30 pupils making it a popular and nurturing choice for young families.

The location also provides excellent access to the A23, making Brighton, Gatwick, and London easily reachable. By train, Hassocks station is 2.5 miles away and provides fast, regular services to London (Victoria/London Bridge in approximately 54 minutes), Brighton (around 9 minutes), and Gatwick Airport (about 20 minutes).

The Specifics

Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Ultrafast Fibre

We believe this information is correct but recommend buyers check details personally before exchange of contracts.

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

