



**Approx. Gross Internal Floor Area 2927 sq. ft / 271.94 sq. m (Including Garage/Loft)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A	88	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	



**1 Starley Close, London Road, Albourne, W. Sussex, BN6 9NW**

**Guide Price £1,250,000 Freehold**

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# 1 Starley Close, London Road, Albourne, W. Sussex, BN6 9NW

## A Modern Classic

Welcome to Starley Close — an exclusive and secure gated development of just four luxurious detached homes, built to an exacting standard by a highly regarded independent developer. Designed with longevity, proportion and architectural integrity in mind, these homes balance traditional materials with contemporary design in a way that feels both confident and considered.

Number 1 occupies the prime position within the close, tucked away at the very end, enjoying enhanced privacy and a greater sense of seclusion. With minimal passing traffic and open views across surrounding countryside, the setting feels calm and discreet - a genuine retreat within a semi-rural landscape.

## The Devil's In The Detail

Attention to detail is consistent and deliberate. Solid oak features prominently from the statement entrance door to the staircase and internal fire doors adding warmth and authenticity against the contemporary backdrop.

Aluminium windows and bi-fold doors lend a crisp, modern profile while offering durability and thermal performance. Conservation-style roof windows introduce additional light without compromising the exterior aesthetic.

Sustainability and future-proofing have also been carefully considered. Solar panels are integrated flush within the rear slate roof, maintaining the architectural integrity while improving energy performance.

Luxury carpets with quality underlay are fitted to the first floor, and heating is zoned with underfloor heating downstairs and conventional radiators upstairs for efficiency and control.

## Let Me Entertain You

The ground floor unfolds into a superb open-plan kitchen, dining and living space - the architectural heart of the home. Generous in scale and beautifully composed, this is a room designed for sociable living.

An atrium roof window draws daylight deep into the plan, creating a constantly shifting play of light across the engineered oak flooring. Full-width bi-fold doors slide back to dissolve the boundary between house and garden, allowing the terrace to become a natural extension of the interior during warmer months. The effect is effortless indoor-outdoor living, ideal for long summer evenings or weekend gatherings.

The kitchen is both functional and sculptural. Handleless shaker-style cabinetry is paired with 30mm solid quartz worktops, while a substantial central island with breakfast bar becomes the natural gathering point. A feature brick pillar detail subtly nods to the home's traditional exterior. Integrated Neff appliances ensure the space performs as well as it presents. A fully fitted utility room sits discreetly off the kitchen, keeping the practicalities of daily life neatly out of sight. The overall flow is open yet defined, allowing for distinct seating and dining zones without losing the sense of connection. Underfloor heating runs throughout the ground floor, providing an even, ambient warmth that enhances the clean architectural lines.

## Savour The View

The principal bedroom suite is a genuine showpiece — defined by a striking glazed gable that frames uninterrupted views across open farmland and onwards to the South Downs beyond. It's an arresting architectural feature, flooding the room with natural light and constantly drawing your eye outward. Whether it's early morning mist rising from the fields or the changing tones of the Downs at sunset, the outlook becomes part of the room itself. Few modern homes manage to capture their setting so successfully. The vaulted ceiling enhances the sense of scale and drama, creating both volume and airiness, while still retaining an intimate, restful atmosphere. A generous dressing area provides excellent storage without encroaching on the flow of the space. The en-suite shower room continues the high-spec finish seen throughout the house, featuring a large fully tiled walk-in shower, quality fittings and underfloor heating for comfort. This is not simply a bedroom, it's a retreat, elevated both in position and experience.



## Bath & Bed

The remaining bedrooms are well proportioned and adaptable, suitable for family, guests or a dedicated home office. Each room benefits from the same attention to finish seen throughout the house. The family bathroom pairs classic and contemporary elements, featuring a freestanding roll-top bath alongside a separate fully tiled shower enclosure - a practical arrangement with a touch of traditional character. Underfloor heating adds an additional layer of comfort. A ground floor bedroom or study, served by its own modern shower room, offers flexibility for multi-generational living or home working, further enhancing the adaptability of the layout.

## Step Outside

The rear garden extends to the east, enjoying morning and early afternoon sun and a pleasing sense of openness. Predominantly laid to lawn, it offers a level and versatile outdoor space framed by established boundaries. A generous block-paved terrace sits directly off the main living area, reinforcing the seamless indoor-outdoor connection and providing an ideal setting for entertaining or al-fresco dining. To the front, the sense of arrival is both secure and impressive.

The oak-framed double garage is a particular highlight. Above, a fully boarded loft space with Velux window and power points is already in place, making it ripe for conversion (subject to any necessary consents). Whether as a home office, studio, gym or additional accommodation, the scope is clear and compelling. Positioned at the very end of the gated close, Number 1 benefits from extensive driveway parking for up to six vehicles - a rare feature for newer homes.

## Out & About

Albourne is a small village sitting immediately west of the larger, historic village of Hurstpierpoint. Starley Close sits off London Road and offers excellent, easy access to the A23, meaning you can travel to Brighton and Gatwick International Airport swiftly and easily. The village has a reputable primary school and neighbouring Sayers Common has a community store and Duke of York Pub. More extensive facilities are available in Hurstpierpoint including three pubs, a tap room, pizzeria, curry house, chip shop, Co-Op and a range of other independent stores and boutiques.

For a dose of fresh air, you are spoilt for choice with beautiful open countryside on your doorstep. The stunning South Downs National Park is just a short drive.

## The Specifics

Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax Band: G  
Services: Mains gas, mains electricity, water and waste.  
Estate Charge: ETBC  
Plot Size: 0.16 acres (total)

## NB - Anti Money Laundering Policy

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 'lamproperty' 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.

