



**£625,000**

A modern, four-bedroom, detached, family home situated within a quiet, small cul-de-sac and enjoying a good size established south-east facing rear garden.

Albourne is small rural village which is surrounded by glorious open countryside, footpaths and bridleways connecting to the beautiful South Downs. Albourne village has a primary school, and Hurstpierpoint is approximately one mile away offering a traditional range of shops restaurants and a variety of family facilities. Hassocks village is a further three miles on with Downlands Secondary school (graded as outstanding in all areas by OFSTED), Hassocks mainline railway station provides fast and regular services to London and the South Coast.

Brought to the market in what is considered to be very good order throughout having been well maintained in recent years, this lovely, family home offers well-proportioned accommodation arranged over two floors and boasts off road parking for numerous vehicles, a separate office/study and to the rear is a good size south-east facing established lawned garden with wealth of fruit trees.

Pitched open porch with front door opening into the entrance hall with storage cupboards, radiator and stairs rising to first floor.

Cloakroom with white suite with enclosed WC, wash basin and vanity unit, mosaic tiles, electric heater, tiled floor and window to front.

The sitting room enjoys a dual aspect with bay window to the front, radiator, fitted log burner, folding glazed wooden doors lead through to the dual aspect dining room with large sliding double glazed patio doors overlooking and providing access out to the rear garden, radiator.

A spacious kitchen/breakfast room has a feature island unit with oak work surface and a wealth of cupboard storage on three sides and also providing a breakfast bar, stainless steel twin bowl sink sits beneath the window which overlooks the rear garden, further work surfaces with comprehensive range of cupboard storage both above and below, standing space for American style fridge/freezer, five ring Rangemaster, cupboard housing a combination boiler and further fitted dresser style storage, down lighters and a pair of glazed doors that lead through to the entrance hall.

Integral garage with an up and over door and a personnel door to one side, power and lighting incorporating utility area and with space and plumbing for washing machine and tumble dryer with further fitted storage. Further double glazed door leads through to an office/study room with a dual aspect with UPVC double glazed doors providing access out to the rear garden with window to the side, electric heater and wash hand basin.

Returning to the entrance hall carpeted stairs rise to the

first floor landing with access to roof space and storage cupboards.

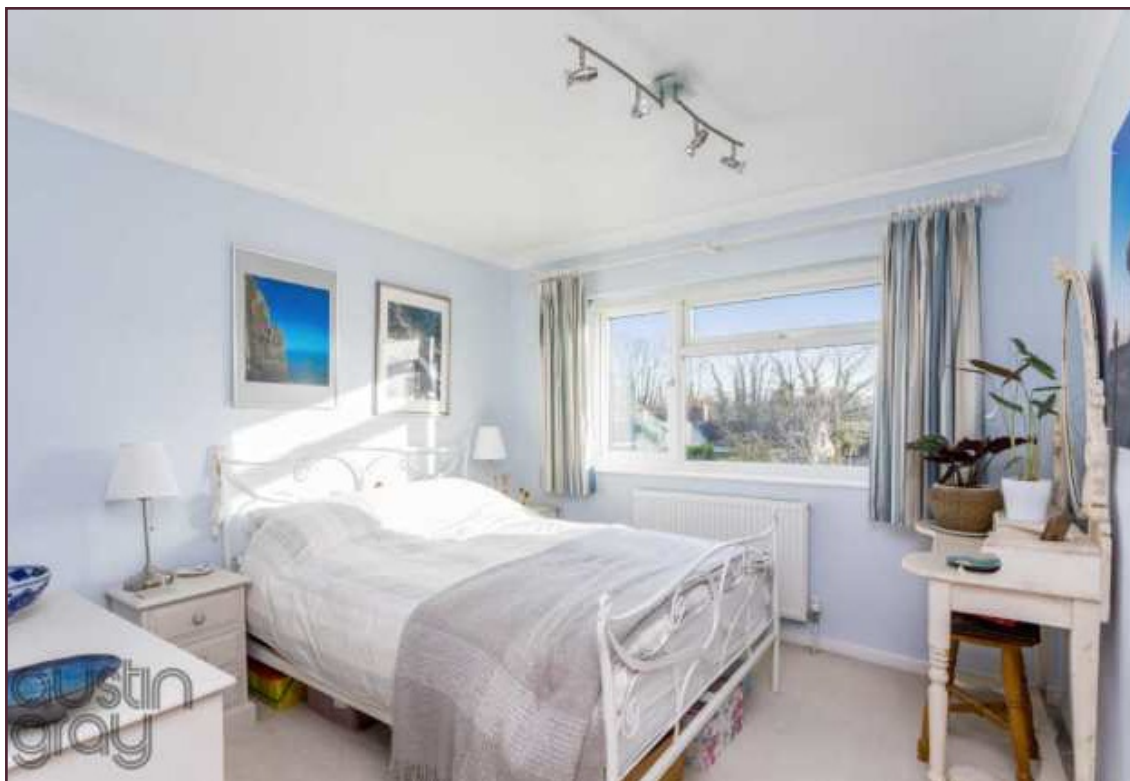
Family bathroom with white suite with shower bath and thermostatically controlled shower, low-level WC, windows to the side, down lighters and towel rail.

There are four bedrooms, three that overlook the rear garden below and one that overlooks the front garden.

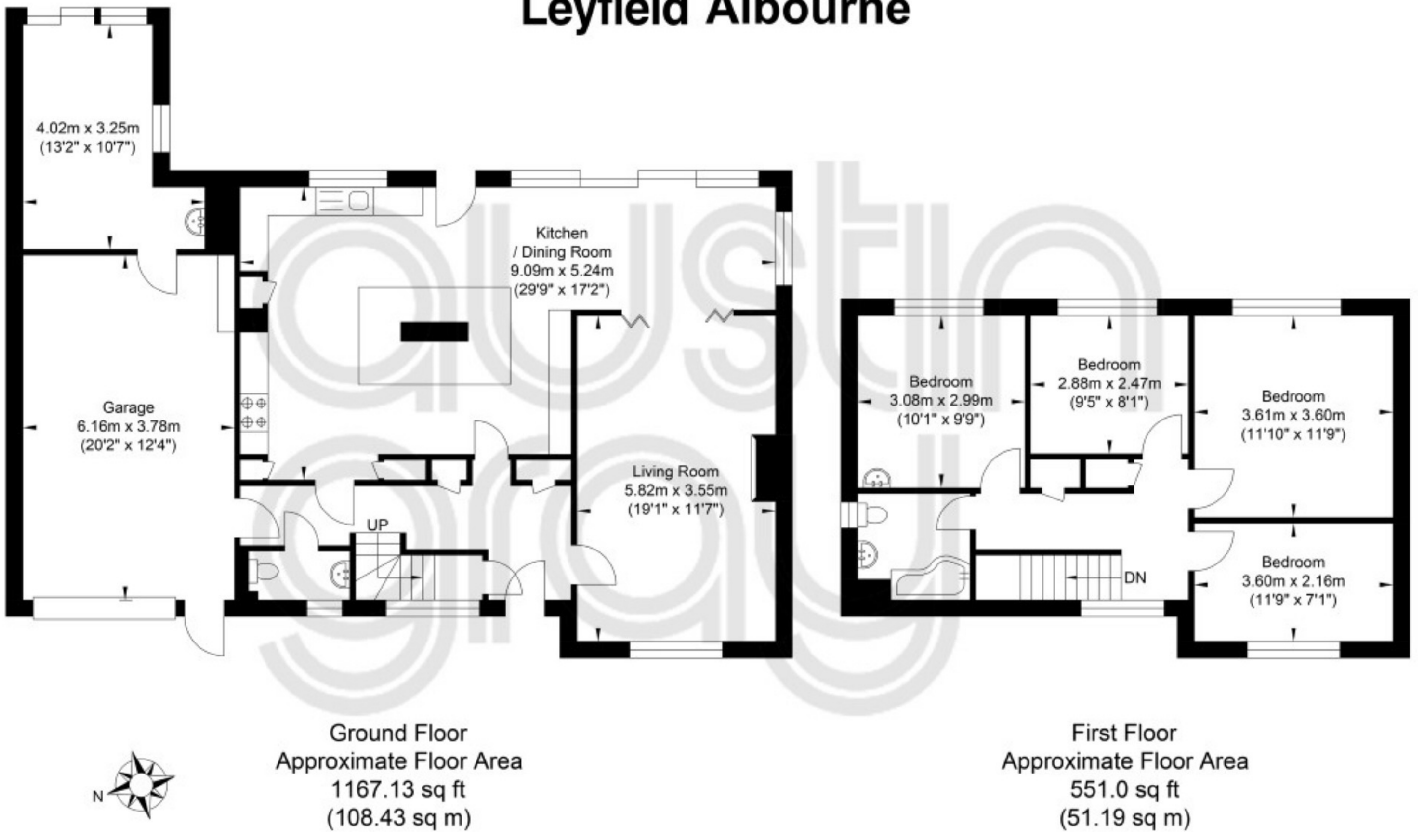
Front garden is laid to lawn with meandering path leading to property with flower and shrub borders and magnolia tree, double width private drive leading to the integral garage.

The rear, secluded garden has large decked terrace with a pergola and Virginia creeper and vine growing over it. The main garden is laid to lawn flanked by fenced boundaries along with numerous flower and shrub borders, a selection of fruit trees, timber potting shed and summerhouse, gated side access.





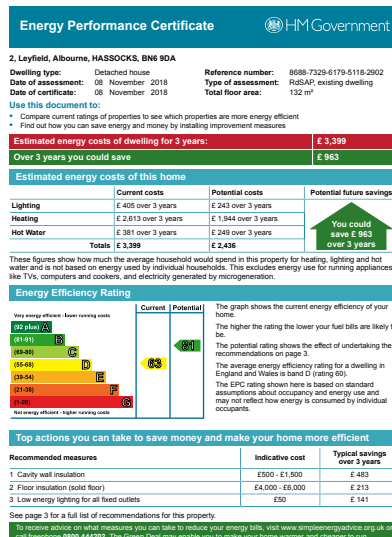
# Leyfield Albourne



Approximate Gross Internal Area = 159.62 sq m / 1718.13 sq ft

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

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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

**austin gray**

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