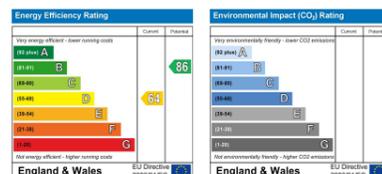


**Approx. Gross Internal Floor Area 1082 sq. ft / 100.56 sq. m**

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



**4 Barn Close, Albourne, West Sussex, BN6 9DG**

**Guide Price £350,000 Freehold**

**PSPhomes**

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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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## 4 Barn Close, Albourne, West Sussex, BN6 9DG

GUIDE PRICE £350,000 - £375,000.

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.
- \* Sunny, level garden and driveway with garage.

GUIDE £350,000 - £375,000.

### The Home...

As you step inside, you're welcomed by a practical porch, ideal for removing shoes and storing coats before entering the main house. This useful space also houses the boiler and offers further storage potential – perfect for keeping everyday clutter neatly out of sight.

Beyond the porch, a small entrance hallway provides access to the kitchen and lounge. The kitchen, while in need of modernisation, offers a great layout with space already in place for a washing machine, dishwasher, cooker, and fridge – ready for you to create your dream culinary space.

Moving into the lounge, this is a generously sized and welcoming room that forms the heart of the home. It features a large picture window that floods the dining space with natural light, in the living zone there is an electric fireplace, and stairs to the first floor, with sliding patio doors lead into a full-width conservatory, adding additional living space and a sunny spot to relax all year round. The conservatory opens via double doors onto the south east facing rear garden, which is private and tranquil, backing directly onto the Albourne Recreation Ground – an ideal extension of your outdoor space.

On the first floor there are three bedrooms and the bathroom. To the front of the property is the main bedroom, the largest of the three. This bright and spacious room boasts two large built-in wardrobes, offering generous storage, and a window overlooking the front garden and street, making it an inviting retreat.

The second bedroom is a comfortable double room, also with lovely green views to the rear, and benefiting from a fitted double wardrobe. The third bedroom is a single room ideal as a nursery, home office, or guest room. It enjoys a peaceful outlook over the south East-facing rear garden and the Albourne Recreation Ground and includes a built-in airing cupboard for added storage.

The family bathroom is situated centrally on the landing and features a modern white suite, including a WC, wash basin, and a large double shower enclosure – stylish and functional for family living.

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.



### Step Outside...

The south east facing rear garden offers a quiet and private outdoor space, ideal for relaxing or entertaining. It is of a manageable size, featuring a patio area, a lawn, borders for shrubs, and a garden shed. Backing directly onto the Albourne Recreation Ground, the garden benefits from a wonderful open aspect with no properties behind.

To the front of the property, there is a single garage with an up-and-over door, along with driveway parking for one car. An additional area of lawn provides scope to enhance the kerb appeal or create further planting or extend the driveway.

### 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...

Title Number: WSX61512

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.

