



9 Hunters Mead, The Street, Albourne, BN6 9DL

A 1950's three bedroom semi-detached house coming to the market for the first time since new, requiring modernisation/updating and offering excellent extension potential due to its larger than average corner plot gardens STANC.

Guide Price
£450,000



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Albourne

UPVC double glazed front door to hall with stairs to first floor, under stair recess and UPVC double glazed window.

Cloakroom has low level WC with double glazed window. Utility/Rear Lobby with Kitchen units, UPVC double glazed window and door to rear garden. Double Aspect Living Room has Gas fired Rayburn, UPVC double glazed front and side windows with door to Kitchen which has wall & base units, laminate worktop's, sink unit, integrated Neff cooker & hob, integrated fridge with space for washing machine, UPVC double glazed windows to rear. Reception room has feature fireplace and Jetmaster gas fire, UPVC double glazing and windows to the front of house.

First floor landing has airing cupboard, UPVC double glazing and loft hatch. Bedroom One has a fireplace, fitted cupboards and UPVC windows to the front. Two further bedrooms, one with fitted cupboards have double glazing. The Bathroom has a white suite, high level WC & pedestal wash hand basin.

There is a beautiful garden to front, side & rear with two sheds.



9 Hunters Mead The Street

Albourne

- Extension potential as has been the case in neighbouring properties, subject to consents.
- Total plot of approximately 0.15 acres
- Requires modernisation and updating
- Cloakroom/wc
- Two separate reception rooms
- Kitchen and utility room/store
- Three bedrooms
- First floor bathroom/wc
- Upvc double glazed windows and front door
- Council tax band D , Energy performance rating: G

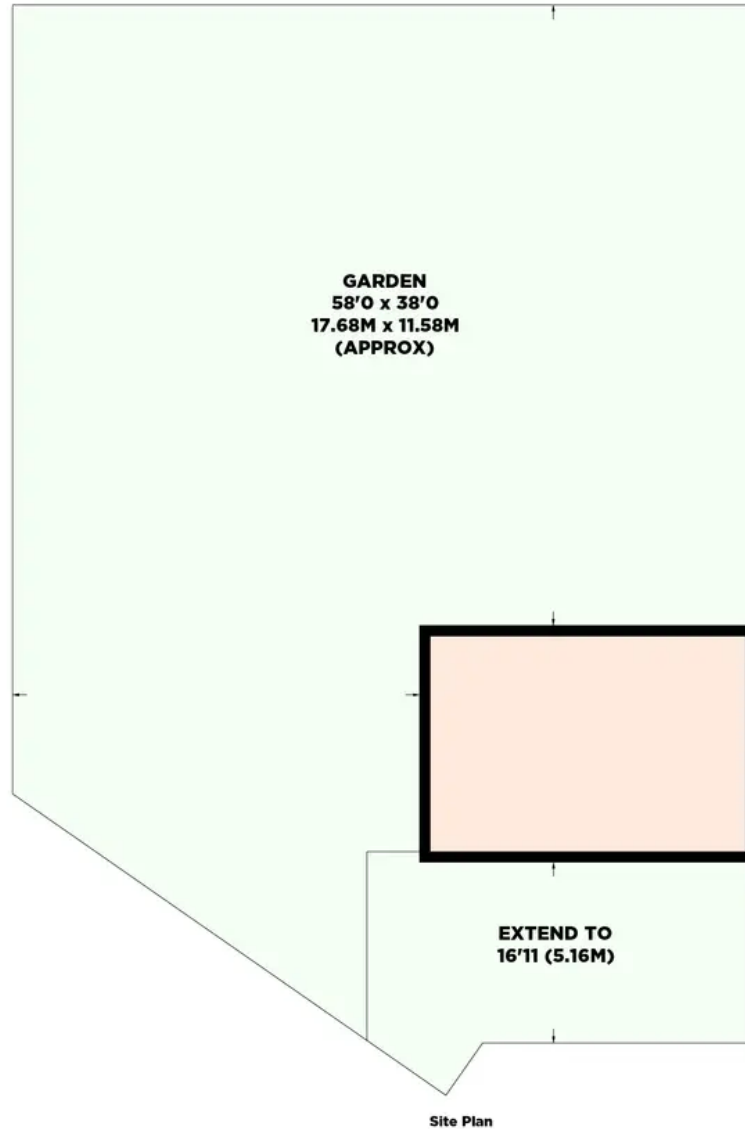
The property is situated on the western edge of this small rural village and is surrounded by glorious open countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts and the South Downs. Albourne village offers a primary school, whilst Hurstpierpoint High Street is approximately 2 miles distant where there is a traditional range of shops and facilities. Hassocks village is a further 2 miles on with its High Street and mainline station. Other nearby towns include Henfield to the West, Burgess Hill & Haywards Heath, the latter lying approximately 8 miles to the North-East.



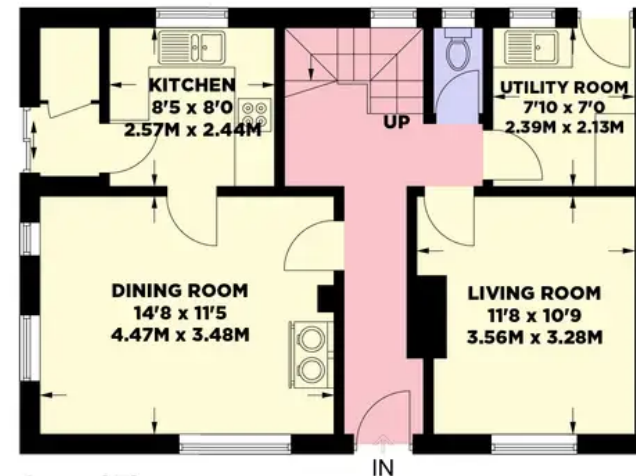
9 HUNTERS MEAD



APPROXIMATE GROSS INTERNAL AREA
1102 sq ft / 102.4 sq m



First Floor
503 sq Ft / 46.7 sq M



Ground Floor
599 sq Ft / 55.7 sq M

-  Ceiling Height
-  Hot Water Tank
-  Fridge / Freezer
-  Head Height Below 1.5m
-  Measuring Points
-  Storage Cupboard
-  Fitted Wardrobes
-  Garden Shortened for Display

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 Floor plan is for illustration and identification purposes only and is not to scale.
 Plots, gardens, balconies and terraces are illustrative only and excluded from
 calculations. All site plans are for illustration purposes only and are not to scale.
 This floor plan has been produced in accordance with Royal Institution of Chartered
 Surveyors' International Property Standards 2 (IPMS2). Every attempt has been
 made to ensure the accuracy however all measurements, fixtures, fittings and
 shown is an approximate interpretation for illustrative purposes only.

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