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**FOR  
SALE**

Butts Cottages, London Road, Albourne, BN6 9BW

**£350,000**

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# Butts Cottages, London Road, Albourne, BN6 9BW

## £350,000

A charming end-of-terrace cottage complete with private garden and large front patio/driveway providing off-road parking for several vehicles, located in this semi-rural location surrounded by open countryside and all amenities in the nearby Hurstpierpoint.





## Rooms & Sizes

Kitchen/Lounge: 21' 1" x 14' 11"

Bedroom: 9' 7" x 14' 8"

Bedroom: 9' 8" x 14' 11"

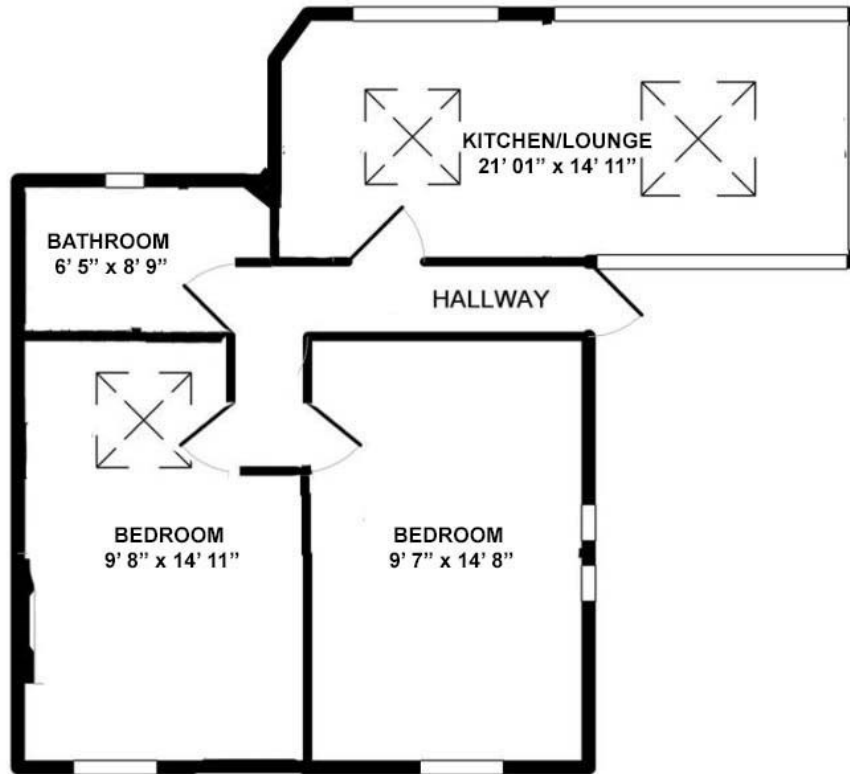
Bathroom: 6' 5" x 8' 9"

## Further Information

This delightful cottage is approached via a gated patio/driveway providing off-road parking for multiple vehicles, with steps to the side leading up to the private and secluded garden. Internally, the accommodation comprises a hallway with access to all rooms, open plan kitchen/lounge with modern fitted kitchen and integrated appliances, contemporary family bathroom, and two double bedrooms. This unique property is bright and well-proportioned throughout, and is offered for sale in great decorative order.

Albourne is a small hamlet with its own primary school and parish church, situated in this convenient location in close proximity to the A23. The larger village of Hurstpierpoint is close at hand, providing an excellent range of local shops and many other amenities, whilst Hassocks mainline railway station is just over three miles distant. Gatwick Airport can be reached by car within thirty minutes and the city of Brighton and Hove is approximately nine miles away.





**Total Floor Size: 55 Sq Metres (592.02 Sq Ft)**

**BUTTS COTTAGE, ALBOURNE.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

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