



**The Heblands, Henfield Road  
Albourne, Sussex BN6 9DE  
Asking Price £525,000 Freehold**

**stevens**  
making the *right* moves  
ESTATE AGENTS

**The Heblands Henfield Road, Albourne, Sussex BN6 9DE**

## **A Detached Bungalow Situated in a Semi-Rural Location With Views Over Paddocks and Adjoining Agricultural Land with Lovely Country Walks Close At Hand.**

### **Situation**

The property is situated on the outskirts of Henfield village which has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, modern medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. the coast is about 8 miles distant.

### **Description**

A detached bungalow having undergone complete modernisation in recent years built of brick and rendered elevations under a pitched tiled roof complemented by upvc double glazed windows and gas central heating. The accommodation is arranged over one floor having three separate entrances although the front entrance is not currently used, good size kitchen and utility, three bedrooms, lounge/diner and bathroom. Outside the property enjoys ample parking and a good size garden which is mainly laid to lawn enjoying views over adjoining agricultural.

The accommodation in brief is as follows:

### **REAR ENTRANCE**

Upvc double glazed front door leading to:

### **ENTRANCE HALL**

Double glazed window, radiator, cupboard housing gas fired boiler supplying domestic hot water and central heating. Part glazed door leading to:

### **KITCHEN**

Part ceramic tiled with range of base-level units with worksurfaces over incorporating ceramic single drainer single bowl sink unit with mixer tap, inset four ring gas hob with electric oven under and extractor hood over. Matching range of eye-level units, picture window overlooking rear garden and adjoining agricultural land. Space for upright fridge/freezer, radiator, ceramic tiled floor. Plastered ceiling with inset spotlights and access to roof space. Door to:

### **UTILITY**

Space and plumbing for washing machine and additional appliances, radiator. Cupboard housing trip switch fuse box, electric meters, shelving and ceramic tiled floor.

From the kitchen is an inner hall with a large walk-in cupboard, radiator and door to front garden (not in use) . Doors to:

### **BEDROOM 1**

Double aspect with two double glazed windows overlooking front and side, two radiators, dimmer switch and brick fireplace.

### **BEDROOM 3**

Upvc double glazed window overlooking front, radiator and dimmer switch.

### **DUET ASPECT LOUNGE/DINER**

Lounge Area: Upvc double glazed picture window, TV point and dimmer switch.

Dining Area: Double glazed window, dimmer switch.

Opening to:

### **BATH/SHOWER ROOM**

Part ceramic tiled, white suite comprising panelled bath with mixer tap to hand shower, pedestal wash hand basin, close coupled low-level w.c. Walk-in double shower with sliding doors, three upvc double glazed opaque windows, double radiator and tiled floor.

From the lounge/diner a door opens to a rear lobby with a small office area, access to loft space and door to:

### **BEDROOM 2**

Range of fitted wardrobe cupboards, radiator and upvc double glazed window overlooking front.

### **OUTSIDE**

To the front of the property is a small enclosed front garden with mature shrubs and trees. A private drive leads to wooden gates opening onto a large shale area providing parking for several vehicles and leading to:

### **REAR GARDEN**

Mainly laid to lawn with patio, shale area and shrub border, overlooking paddocks and adjoining agricultural land.

### **Property Misdescription Act 1991**

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.



**The Heblands, Albourne Road, Albourne, BN6 9DE**

Approximate Gross Internal Area = 84.2 sq m / 906 sq ft

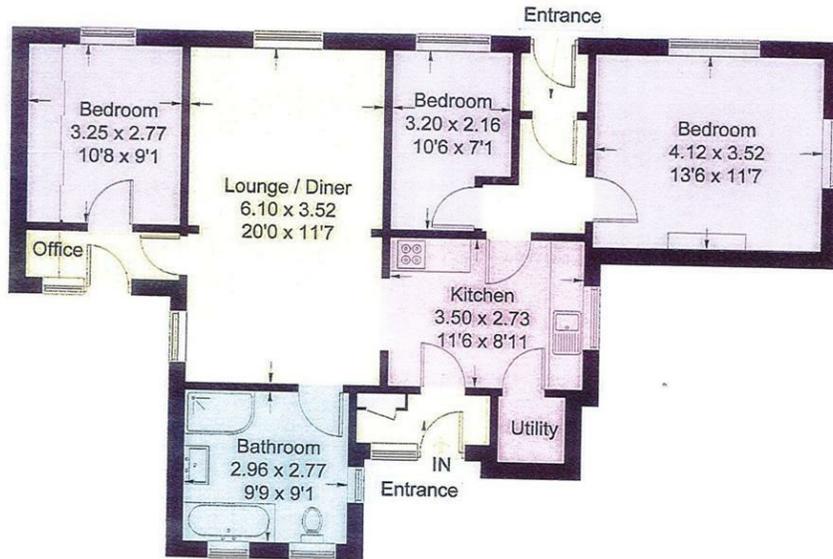
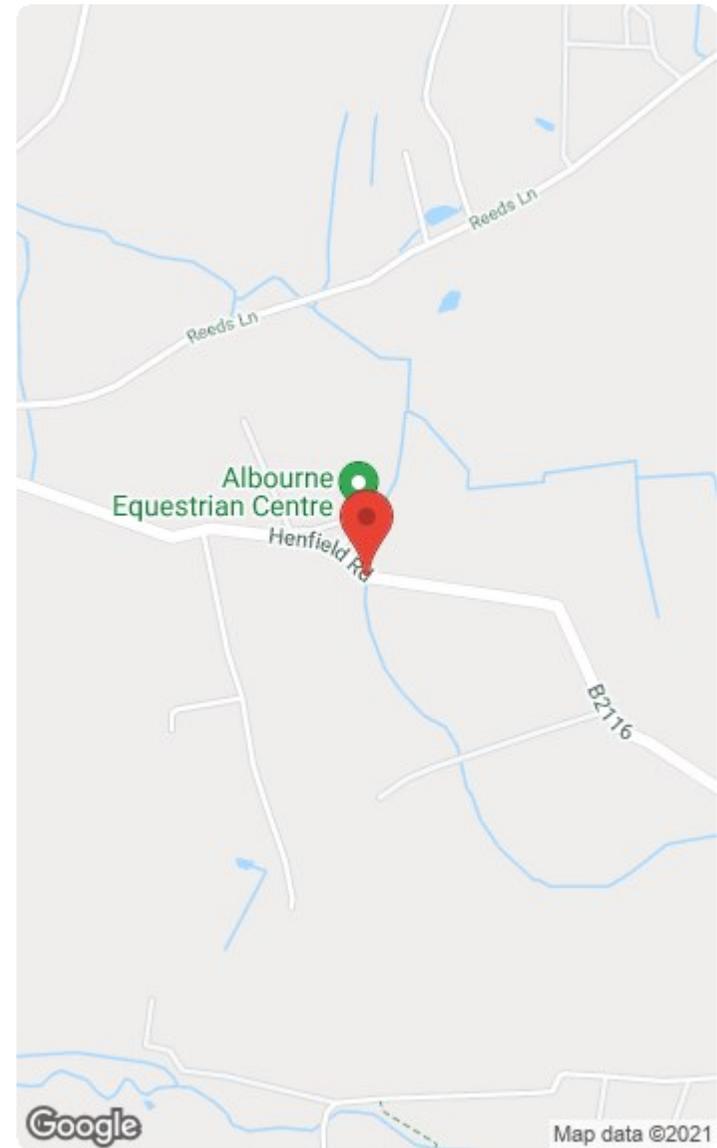


Illustration for identification purposes only, measurements are approximate, not to scale. (1D292085)



**Viewings by appointment only**

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

[www.stevens-estates.co.uk](http://www.stevens-estates.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

