



Holroyd

Residential Sales & Lettings



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Truslers Hill Lane, Albourne

£775,000

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WALK-THROUGH VIDEO TOUR - SCOPE FOR CONSIDERABLE EXTENSION (STPP) - VARIOUS OUTBUILDINGS INCLUDING A STABLE - 1/2 ACRE PLOT - This is a beautifully positioned semi-detached family home situated in the sought after village of Albourne. The property sits in a rural location to the east of the village centre and comes with idyllic views over the surrounding countryside and towards the South Downs. Internally the accommodation briefly comprises entrance porch, living room, family room, dining room, kitchen/breakfast room, conservatory, utility room, 2 bedrooms, dressing area, bathroom and further shower room. Within the private grounds are various outbuilding including a summer house, detached double garage and a stable ready for equestrian use. The location offers good commuter links with both the A24 and M23 a short drive away providing quick access to the south coast, Gatwick Airport & the M25. For access to the rail network there are stations based in both Horsham and Haywards Heath. Council Tax Band: E

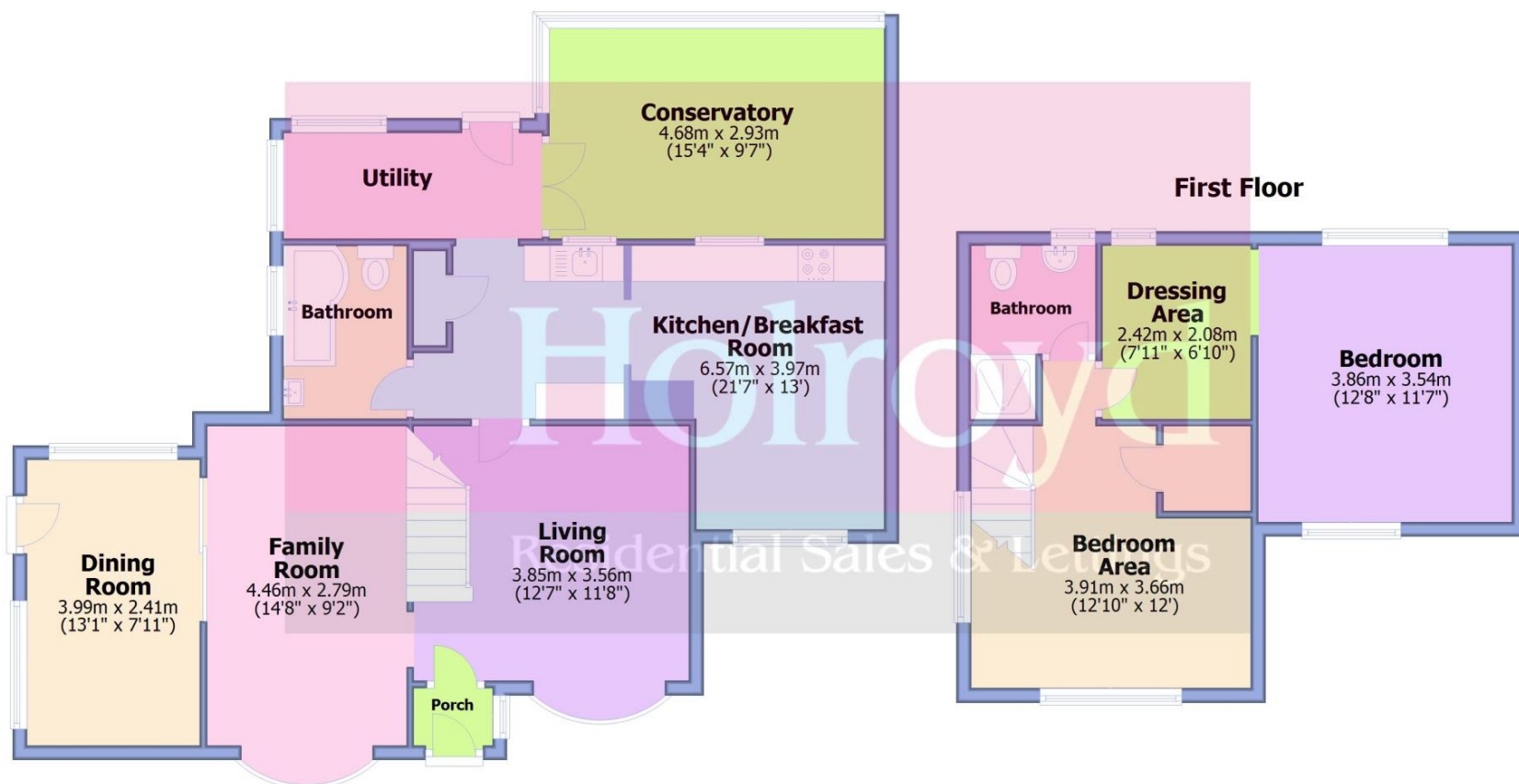
- 1/2 Acre Plot
- Semi-Detached Family Home
- Scope for Extension (STPP)
- Stable for Equestrian Use
- Detached Double Garage

INTERNAL DIMENTIONS:

- LIVING ROOM: 3.85m x 3.56m (12'8" x 11'8")
- KITCHEN/BREAKFAST ROOM: 6.57m x 3.97m (21'7" x 13'0") max (L-shaped)
- FAMILY ROOM: 4.46m x 2.79m (14'8" x 9'2")
- DINING ROOM: 3.99m x 2.41m (13'1" x 7'11")
- CONSERVATORY: 4.68m x 2.93m (15'4" x 9'7")
- BEDROOM AREA: 3.91m x 3.66m (12'10" x 12'0")
- DRESSING AREA: 2.42m x 2.08m (7'11" x 6'10")
- BEDROOM: 3.86m x 3.54m (12'8" x 11'7")
- DOUBLE GARAGE: 5.13m x 4.65m (16'10" x 15'3")
- DOUBLE STABLE: 6.97m x 3.40m (22'10" x 11'2")
- SUMMER HOUSE: 3.67m x 2.39m (12'0" x 7'10")



Ground Floor



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

DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.