



Bowleys | Church Lane | Albourne | West Sussex | BN6 9BY

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £515,000 | Freehold



- An appealing semi-detached country cottage offering potential for further refurbishment & enlargement (subject to consents) & occupying an attractive semi-rural location with distant views & including adjoining land extending overall to approx. 1.39 acres (0.562 Ha).
- Affording entrance lobby, kitchen/breakfast room, bathroom, living/dining room. Three first floor bedrooms.
- Cottage garden to three sides.
- Adjoining overgrown pasture land.

Description

Bowleys comprises an appealing semi-detached country cottage forming an outlying property on the Wiston Estate and offering potential for further refurbishment including potential enlargement (subject to all the necessary consents) and together with adjoining overgrown pasture land. The brick and tile two storey cottage with upvc double glazing includes an attractive rural outlook in particular from the first floor to the South and West sides and, from parts of the property, views beyond the cottage's garden and adjoining land to the South Downs in the distance.

The accommodation is as shown on the appended floorplan with living/dining room with fireplace, door to outside and sliding door to verandah, kitchen/breakfast room including range of fitted units, old Rayburn and electric cooker point and adjacent bathroom with bath with shower over, w.c. and basin plus side entrance lobby. To the first floor, there are three bedrooms.

Location

The property occupies an attractive semi-rural location on the Western edge of the village of Albourne including primary school within 0.5 mile and the Parish Church of St. Bartholomew's, also within 0.5 mile. More extensive facilities can be found in Hurstpierpoint, approximately 3 miles or Henfield approximately 6 miles, whilst the cosmopolitan coastal city of Brighton is within 10 miles and the large old market town of Haywards Heath within 9 miles and including mainline railway station to London Victoria. There are a good range of both state and independent schools for all age groups in the area. There are extensive country walks accessible via the country lane and nearby footpaths.

Information

Property Reference: HJB02715. **Photos & particulars:** prepared by HJ Burt Nov 2023 (ref RBA). **Services:** Mains water, electricity and drainage are understood to be connected. Oil fired central heating to part. **Local Authority:** Mid Sussex District Council. **Council Tax Band:** 'D'. **Title & Overage:** The title to Bowleys is currently unregistered, but the adjacent overgrown pasture land to the South and West forms part of title no. WSX337099. This adjoining land as shown shaded red on the plan will be sold subject to an **Overage/clawback covenant** in favour of the Vendors and their successors in title retaining 30% of the potential uplift in value for any new residential development on the land for a period of 30 years from completion, but not applying to any development ancillary to Bowleys as a single residential unit with ancillary facilities and including development for agricultural and equestrian purposes.

A right of way will be granted over the Estate's land to the North side between the points E-D on the plan and to park in the cross-hatched part of the car port adjoining the neighbouring 'Nulli Secundus' and then for pedestrian access along the path between points E-F, subject to all such rights being terminated upon the purchaser creating their own new access to Bowleys via the red shaded land (subject to the purchaser obtaining any necessary consents for same and constructing said access).

Directions: Follow Church Lane West leading out of the village and the property will be found within half a mile on the South side of the lane.

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Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



Find us @H.J.Burt



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.





Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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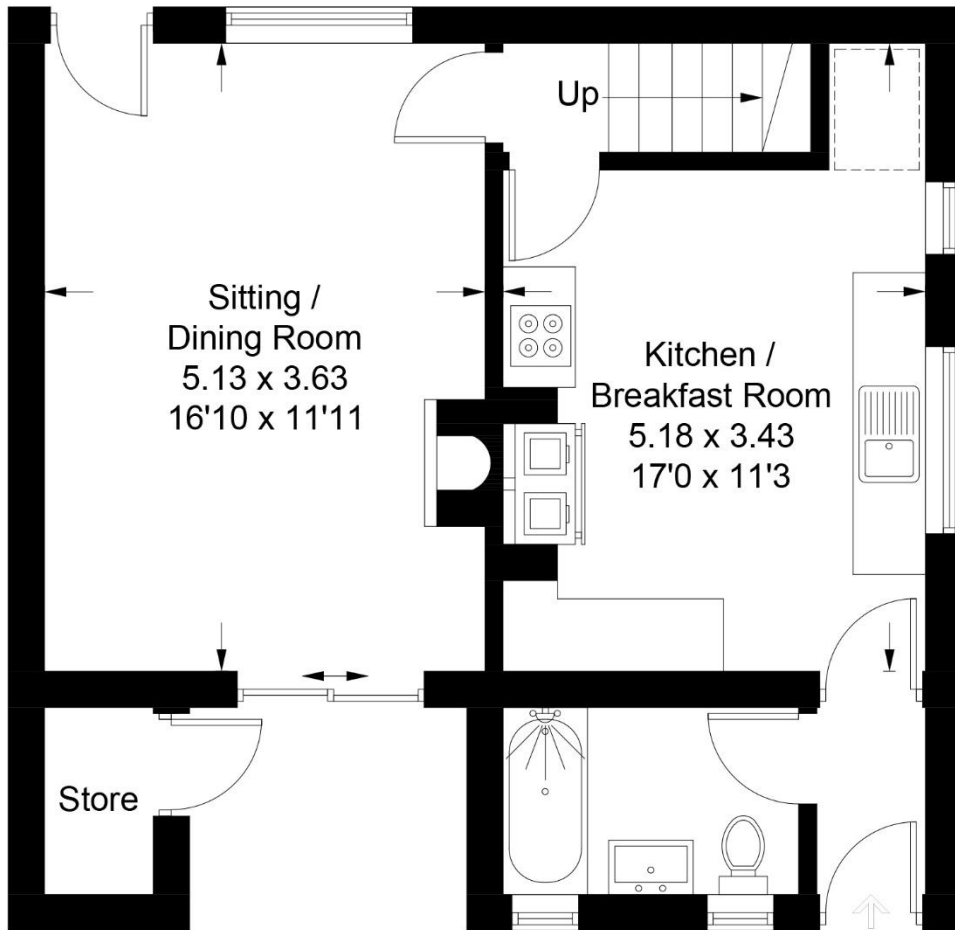
Approximate Gross Internal Area = 84.4 sq m / 908 sq ft

Store = 1.4 sq m / 15 sq ft

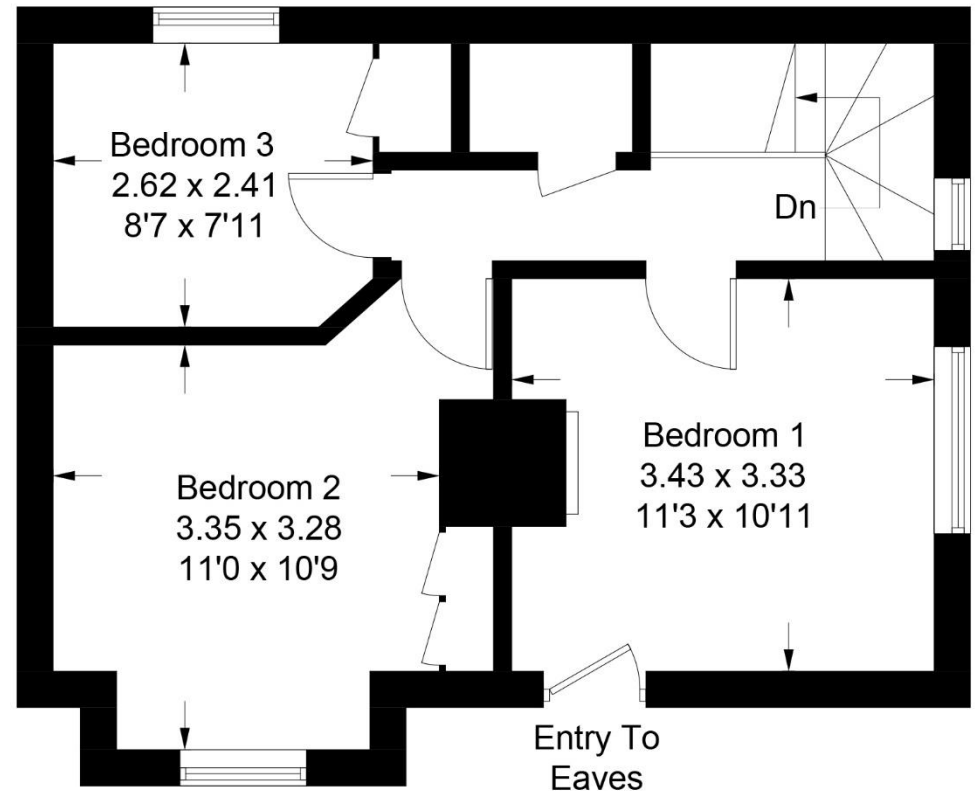
Total = 85.8 sq m / 923 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.(ID1029841)





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