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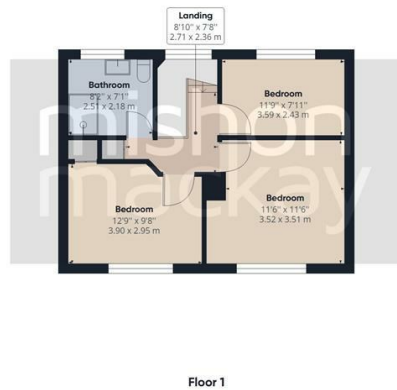
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Leyfield, Albourne, BN6 9DA

£2,250 PCM -

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Lettings





Approximate total area⁽¹⁾
1034.27 ft²
96.09 m²

Reduced headroom
5.87 ft²
0.55 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Detached three bedroom house with off road parking and fantastic west facing rear garden. Pets considered on a case by case bases. Offered to let furnished. Available now!

This three double bedroom house is situated to the south side of a small rural village, surrounded by glorious open countryside, footpaths and bridleways leading to the beautiful Downs. Albourne village offers a primary school, whilst Hurstpierpoint is approximately one mile distant offering a range of shops restaurants and a variety of family facilities.

The property is on a good size plot with a front porch giving way to the entrance hall, opening into the dining section, giving a nice flow to the downstairs.

From the hall there is also a cloakroom and access to the dual aspect lounge with window to the front and French doors overlooking the beautiful rear garden.

The kitchen has a range of high and low level cupboards and drawers with integrated appliances. A door from the kitchen leads to a covered storage area with access to a useful utility area down the side of the property.

Up on the first floor three double bedrooms can be found, with the main having a range of matching bedroom furniture, and the large family shower room.

Outside are well kept gardens with a driveway providing off street parking. The rear gardens are magnificent with a large paved patio to the immediate rear leading to established beds with flowers.

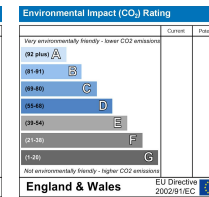
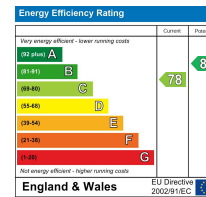
With the rising cost of bills this property has the added benefit of 7kw solar panels helping the tenant reduce their bills down.

Please note the garden shed and garage are not included in the let. Our landlords will consider pets on a case by case bases.

This lovely property is offered to let furnished and being available to move into now.

Train Station: Hassocks 2.8 miles
Council Tax: E

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.



Mishon Mackay Lettings

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