



7 | Chanctonbury View | Henfield | West Sussex | BN5 9TW

**H.J. BURT**  
Chartered Surveyors : Estate Agents



- Attractive detached bungalow
- Council Tax Band – ‘F’, EPC: C
- Situated in a highly sought-after close backing onto open farmland
- Views of Chanctonbury Ring and The South Downs National Park
- Three bedrooms, one with en-suite
- South-westerly rear garden. Garage and drive
- Gas central heating, solar panels and double glazed windows

### Description

A detached bungalow situated in an exclusive close of similar detached houses and bungalows adjoining farmland and with distant views of Chanctonbury Ring and The South Downs National Park. The property has light and spacious accommodation that includes a kitchen/breakfast room, an 'L' shaped sitting/dining room with double glazed sliding patio doors to the rear garden, three bedrooms with the master having an en-suite shower room and a further bathroom. There are PV solar panels that complement the hot water, double glazed windows, and a brick paved driveway with parking for several cars leading to the attached garage with electrically operated up and over door. The rear garden has a south-westerly aspect. An internal inspection of this lovely bungalow is highly recommended.

A covered porch and timber front door lead to the Entrance Hall that has an airing cupboard housing the gas fired boiler, further useful storage cupboard and an access panel leading to the roof space. The Kitchen/Breakfast Room is fitted in limed units with heat resistant work surfaces and timber edging, one and a half bowl sink top with mixer tap, matching hanging wall cabinets, built-in double oven with four ring halogen hob, extractor over. Built-in fridge/freezer, built-in Bosch dishwasher, space for further domestic appliance. Peninsular bar, vinyl flooring, part tiled walls. Door to garage and further door to 'L' shaped Sitting/Dining Room. This room has two sets of double-glazed sliding patio doors leading to the rear garden, with outstanding views. Brick fireplace with flame effect fire and door leading back to the Hall. Bathroom fitted in a coloured suite comprising panelled bath with hand grips and hand shower attachment, pedestal wash hand basin, low level WC and bidet, half tiled walls, fully tiled shower cubicle, striplight/shaver point, vinyl wood effect flooring. The Main Bedroom has a bay window

with shelf and two double fitted wardrobe cupboards. En-Suite Shower Room with fully tiled independent shower cubicle, wash hand basin, low level WC and bidet, striplight/shaver point, vinyl wood effect flooring. The Second Bedroom also overlooks the front of the property, whilst the Third Bedroom overlooks the side.

Outside: There is a brick paved driveway with parking for two or three cars leading to the Attached Single Garage that has electric up and over door, equipment for the solar panelling, personal doors leading to the kitchen and rear garden. There is a pretty front garden with various flower and shrubs and mature magnolia tree. There is gated side access leading to the south-westerly facing rear garden with paved patio area, a lawn with central circular bed, a small pond and rockery. The rear garden adjoins open countryside, and there are far-reaching views towards Chanctonbury Ring and The South Downs National Park. There is a further area to the other side of the property which would be ideal for storage. Outside water tap, outside light points.

### Location

The property is situated in a highly sought after and rarely available close on the south-western side of the village. The High Street has a wealth of local shops, trades and services and the village has a thriving community with many varied events taking place throughout the year and with facilities including a health and sports centre, primary school, library and churches of most denominations. In addition there are many varied countryside walks very close-by, including the South Downs Link, a former railway line that is now a stunning 36 mile footpath and bridleway linking the North Downs Way in Surrey and the South Downs Way near Steyning.

Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick. The coastal city of Brighton is approximately 9 miles (sea front) to the South-East and offers an excellent range of shops, trades, services and entertainment facilities.

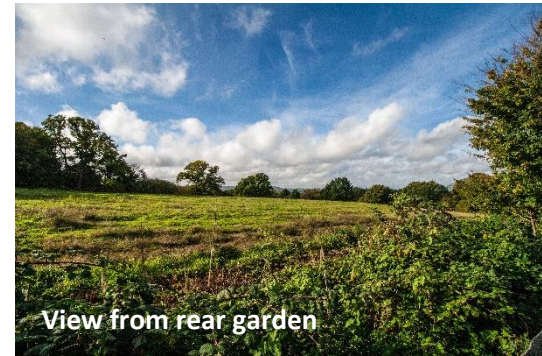
### Information

Property Reference: HJB01493

Photos & particulars prepared: 2019 revised Oct 2022 (Robert Turner MNAEA)

Services:

Local Authority: Horsham District Council Council Tax Band: ‘F’



## Directions

Proceed along Nep Town Road, through to Dropping Holms, taking the left hand turning in Chanctonbury View, where the property will be seen on the left.

## Viewing

An internal inspection is strictly by appointment with:

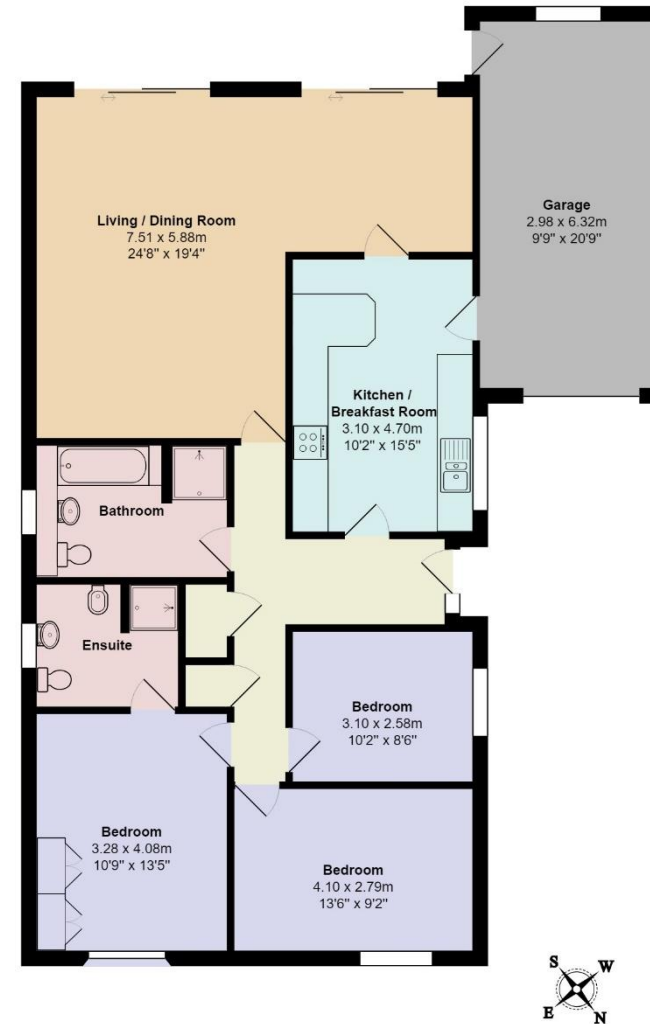
### H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

01273 495392 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [henfield@hjburt.co.uk](mailto:henfield@hjburt.co.uk)



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Total Area: 129.2 m<sup>2</sup> ... 1391 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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