



6 | Nyes Close | Henfield | West Sussex | BN5 9JZ

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £450,000 | Freehold



- Attractive three-bedroom semi-detached house.
- Popular and convenient close within reach of the High Street
- Entrance lobby, sitting room, dining room and modern fitted kitchen
- Modern bathroom. Integral garage converted into shower room and study/family room
- Private drive with ample parking. Front garden & East facing rear garden
- Gas central heating and double-glazed windows

Description

A most attractive extremely well-presented semi-detached house constructed in about 1987 of part brick, part weatherboarded elevations under a pitched tile roof, and benefiting from double glazing and gas central heating. The light and bright accommodation is arranged over two floors and includes a sitting room and a separate dining room with double doors leading to the garden and a well fitted Kitchen re-fitted approximately six years ago. There are three bedrooms and a modern fitted bathroom on the First Floor. The integral garage has been altered and now features a shower room with a useful family room/study or possible utility room with access from the sitting room together with a separate front door. Outside is a private driveway with parking for two/three cars and a pretty East facing rear garden laid mainly to lawn. An internal inspection is highly recommended.

Steps and a timber ramp with outside light point lead to a glazed front door that in turn leads to **entrance lobby**, with parquet flooring coats hanging space multipaned glazed door to the **sitting room**. Double glazed window overlooking the front of the property. Electric flame effect fire set in timber surround and mantle with marble effect inserts. Door to **family room/study** with cupboard, housing electricity, meters, etc, separate double glazed front door, vinyl floor. Door to **shower room** with a wide, walk-in shower cubicle with a pvc shower wall, moulded wash hand basin and close coupled WC set in vanity unit with tiled splashback. Understairs storage cupboard, vinyl floor, extractor fan and a combined radiator/towel rail. The **dining room** has double doors to the patio area. The **kitchen** has recently been refitted in a range of cream fronted units with granite effect worksurfaces and upstands. Single drainer sink top with monochrome tap, integrated appliances, including Bosch double oven for four-ring gas hob and glazed splashback, plus

extractor fan. Bosch dishwasher, space and plumbing for automatic washing machine and space for fridge freezer. Cupboard housing Baxi gas fired condensing boiler. Luxury vinyl tiles, kickboard and under cupboard lighting.

A return staircase with double glazed window leads to the **first-floor landing**. Airing cupboard housing foam insulated hot water cylinder and central heating programmer, plus slatted shelving. The **main bedroom** has double glazed windows with a pleasant outlook over the front of property. Range of matching bedroom furniture comprising; dressing table, bedside cabinets, display units, wardrobes and overhead locker storage. Built-in wardrobe cupboards. **Second bedroom** has a pleasant outlook over the rear garden and access panel into insulated and part boarded roof. The **third bedroom** is a good-sized room with a double glazed window overlooking look at the front of the property whilst the **bathroom** is fitted in a modern white suite comprising bath with shower unit and shower screen, wash hand basin and close coupled WC set in vanity unit. Mainly tiled walls, double glazed window with obscured glass.

Outside. To the front of the property is a driveway with parking for 2/3 cars with areas laid to lawn. A gated side access with covered bin store, leads to the sunny east facing rear garden with a paved patio area with steps leading up to an area laid to level lawn with mature shrubs, all enclosed by panel fencing. Timber garden shed. Outside water tap.

Location

The property is located in an extremely popular and quiet residential area, conveniently situated for the High Street and local amenities. The village has a thriving community with a wide range of amenities including health and sports centre, primary school, library and churches of most denominations. The High Street has many local shops offering a variety of trades and services in a period setting. There are twittens nearby that provide easy access to St Peter's school and the Downs Link, a disused railway that now provides over 36 miles of stunning walking and riding countryside. To the East of Henfield lies the common and there are many varied countryside walks conveniently accessible. 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 (seafront) to the South-East and Horsham is approximately 11 miles to the North. Both offer an excellent range of shops, trades, services and entertainment facilities. Henfield is situated between the A24 (approximately 5 miles to the North-West) and the A23 (approximately 4 miles to the East) both of which give good access to the major routes in the area including to the M23/25 and national motorway network.

Information

Property Reference: HJB02511

Photos & particulars prepared: March 2023 (Robert Turner MNAEA)

Services: All main services

Local Authority: Horsham District Council Council Tax Band: 'E'

Directions

From our offices in the High Street, proceed in a northerly direction along the High Street, and take the third turning into Nyes Close. What three words: <https://w3w.co/train.swordfish.making>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

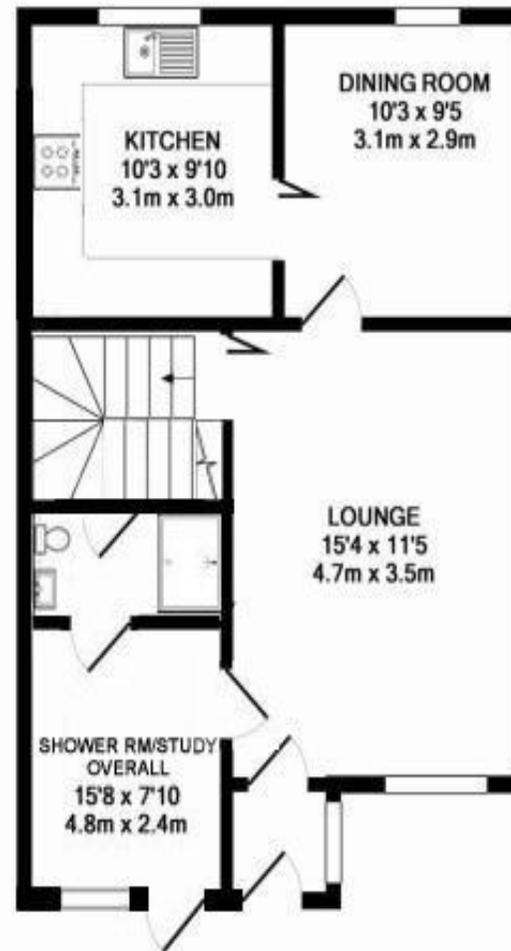
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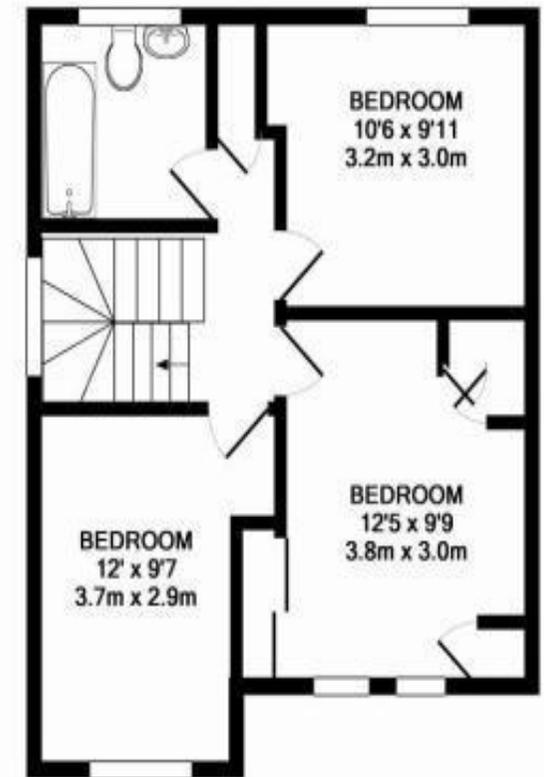
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GROUND FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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