



18 | Farm Close | Henfield | West Sussex | BN5 9JE

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



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Asking Price: £475,000 | Freehold



- Well-presented and spacious 4 bed semi-detached property.
- Situated in a small close within walking distance of local amenities
- 18' Sitting room, separate Dining Room
- Superb 27' Kitchen/Breakfast Room
- Cloakroom and refitted Shower Room, 24' main Bedroom
- Driveway, secluded rear garden with southerly aspect
- UPVC double glazing and gas central heating. No onward chain

### Description

A spacious (1397 sq ft) and much improved four-bedroom semi-detached property pleasantly situated at the end of a small close with a nearby twitten providing access to the local amenities. The garage was converted into living accommodation in around 2009 to create a superb 27' kitchen/breakfast room with range oven and a 24' bedroom above. There is a good-sized plot with off road parking, an area of garden to the side and a pretty, well secluded rear garden with a southerly aspect. Other features include a ground floor cloakroom, a recently refitted shower room, gas central heating and double-glazed windows throughout. The property is offered with no onward chain and an internal inspection is highly recommended.

The property is accessed by a composite front door that leads to the Entrance Lobby that in turn leads to a **Cloakroom** with a low-level WC., wash hand basin with tiled splashback, double glazed window with obscured glass. Coats hanging space. The **Sitting Room** has a brick fireplace with stone hearth and rustic timber mantle and electric flame effect woodburning stove. Double glazed leaded light window with pleasant outlook over the front of the property. A multipaned door leads to the **Garden Room** formerly the dining room with luxury vinyl wood effect flooring and a double-glazed sliding patio door. The superb **Kitchen** has a dining area and is fitted in a range of cream fronted units with matching hanging wall cabinets including plate rack. Cupboard housing Potterton gas fired boiler with the programmer in the Dining Room. Part tiled walls, tiled floor. One and a half bowl stainless steel sink top with single drainer and monobloc tap, adjoining worksurfaces with drawers and cupboards under, Everhot range style oven. appliances including Zanussi washing machine, Bosch slimline dishwasher and Bosch fridge freezer (appliances by separate negotiation). The **Dining Area** has a double glazed leaded light window overlooking the front and a UPVC door to the side area of garden.

A staircase leads from the sitting room to the **First Floor Landing** with access panel to insulated roof space. Airing cupboard. The main **Bedroom** is fitted in matching bedroom furniture including three chest of drawer units, bedside cabinet and two double and one single wardrobes. Double glazed windows overlooking the front and rear gardens. The second double **Bedroom** overlooks the front of the property and has a built-in double wardrobe cupboard. The third **Bedroom** overlooks the rear garden and also has a built-in double wardrobe cupboard. whilst the fourth **Bedroom** has previously been used as a study. The **Bathroom** has been recently refitted in a modern shower room comprising a walk-in shower cubicle with a Mira thermostatically controlled shower unit. Moulded wash hand basin with drawers under, low level WC., combined radiator/towel rail, double glazed window with obscured glass. Mainly tiled walls and vinyl floor.

**Outside:** The property occupies a good-sized plot with a drive providing parking for one or two cars. The front garden has an area of level lawn with mature shrubs. A gated side access leads to an area of garden to the side, laid to paving with a and Acer tree and a timber garden shed, plus bin storage area. The well stocked, secluded and pretty rear garden has a southerly aspect with an extensive paved patio, area of level lawn surrounded by flower and shrub borders with mature trees, all well screened and enclosed by panel fencing.

### Location

The property is pleasantly situated at the end of a small close within reach of Henfield High Street, where the village has a thriving community with a wide range of amenities including many trades and services, library and churches of most denominations. The property is beside a twitten that provides access to the Medical Centre, Leisure Centre, Henfield Tennis Club and St Peters School to the North and West and to the High Street via Church Street to the South. To the East of Henfield lies the common and there are many varied countryside walks conveniently accessible, including the 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 (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: HJB02613

Photos & particulars prepared: August 2023 (Robert N 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 taking the third turning on the left into Church Street. Take the second right hand turning into Parsonage Road, and Farm Close will be found after a short distance on the left-hand side.

What Three Words: <https://w3w.co/weddings.crescendo.tunes>

## Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Henfield

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

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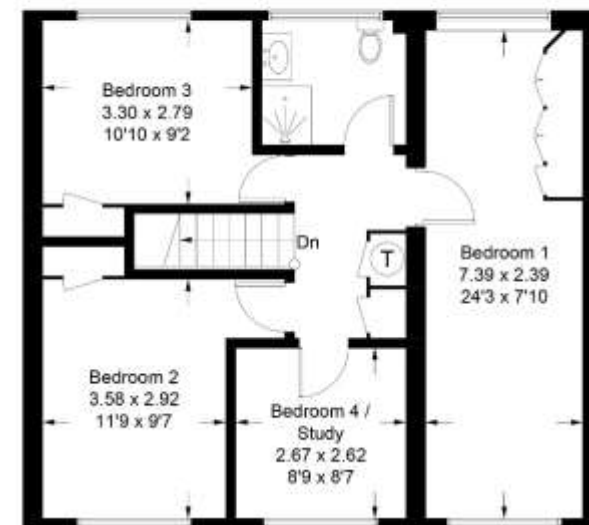
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## Farm Close, BN5

Approximate Gross Internal Area = 129.8 sq m / 1397 sq ft



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.(ID996049)

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