



1 New Cottages,
Lower Station Road, Henfield, West Sussex.

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Lower Station Road, Henfield, West Sussex. BN5 9UG

Offers in excess of £400,000 Freehold

- Pretty period end terrace two bedroom cottage. EPC: D Council Tax.: C
- Gravelled drive providing off road parking space
- Lovely 75' (approx) Southerly rear garden
- Close to countryside walks and local amenities
- Well fitted kitchen and modern bathroom. Extension providing utility and cloakroom
- Double glazing and gas central heating. Combi boiler installed in 2019

Description

A most charming two bedroom end terrace period cottage constructed of part brick and pebbledash elevations under a tiled roof with a lovely 75' (approx) South facing rear garden and off road parking space. The property is situated in a mature residential road close to the Downs Link and has been much improved over the years. This includes a modern fitted kitchen/dining room with most of the integrated appliances, a useful utility room and cloakroom extension added in around 2018, whilst a new Vaillant combi boiler was installed in 2019. The property is well presented throughout and other features include double glazed windows with leaded lights, two good size bedrooms, a cosy sitting room with woodburner, plus a modern bathroom with shower cubicle. An internal inspection is highly recommended.

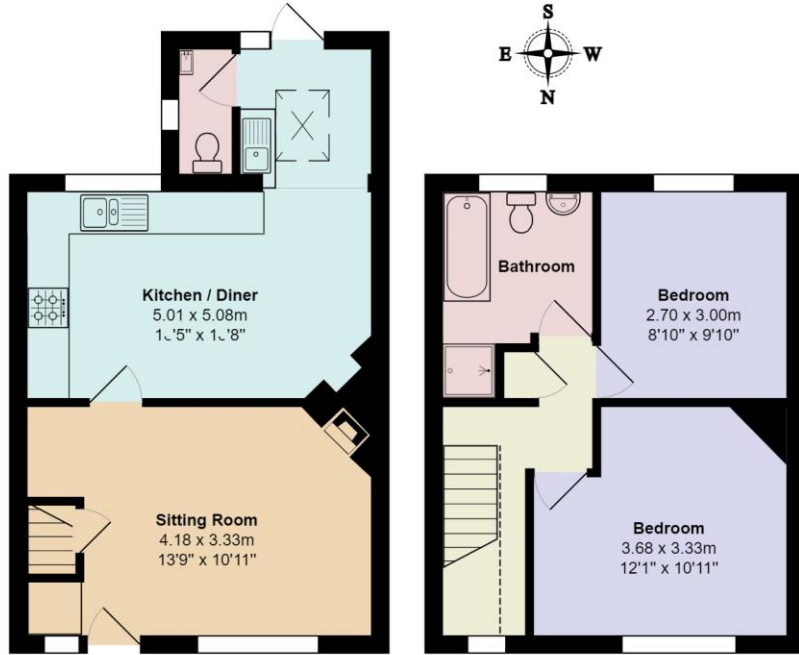
More about the property

A multipaned front door with outside light point leads to the **Sitting Room** that has a brick fireplace with woodburning stove. Leaded light double glazed windows and laminate flooring. Understairs coats hanging space and storage cupboard. A pine door leads to the **Kitchen/Dining Room** that is fitted in a range of modern cream coloured units with one and a half bowl sink top with flexible head tap, adjoining heat resistant worksurfaces and matching hanging wall cabinets, one housing a recently installed Vaillant Eco fit pure combination boiler. Integrated Neff oven with Belling four ring gas hob and brushed steel extractor canopy over, integrated fridge/freezer. Part tiled walls and tiled floor, double glazed window with leaded lights overlooking the rear garden. Former chimney breast. Opening through to **Utility Room**. Base unit matching kitchen with stainless steel sink, space and plumbing for automatic washing machine, double glazed door to rear garden. **Cloakroom** with close coupled WC., wash hand basin with tiled splash back, double glazed window.



Period style staircase with balustrade and handrail leads to the **First Floor Landing** where there is a linen cupboard, small cupboard housing electric meters and an access to the insulated roof space. The **Main Bedroom** with double glazed leaded light window with a view along Station Road. The **Second Bedroom** has a lovely outlook over the rear garden, whilst the **Bathroom** is fitted in a modern white suite with a panelled bath with hand shower attachment, low level WC., wash hand basin set in vanity unit and a fully tiled shower cubicle. Period style radiator, fully tiled walls and floor. **Outside.** The property occupies a good size plot with a gravelled drive providing an off road parking space. The front garden is laid to lawn with flower and shrub beds enclosed by a combination of a picket fence and panelled fencing. A gated side access leads to the mature, well stocked rear garden that has a paved patio and path leading to the rear of the garden interspersed with flower and shrub borders, a circular sitting out area, raised bed with railway sleepers, log store and an area of lawn, all enclosed by panel fencing. There are two useful timber garden stores along with an outside water tap and light point at the patio area. In all the delightful South facing rear garden measures approximately 75' in length.



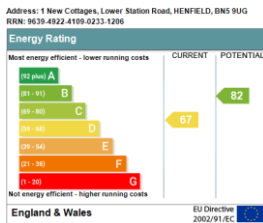


Ground Floor
Area: 38.2 m² ... 411 ft²

First Floor
Area: 32.4 m² ... 348 ft²

Total Area: 70.6 m² ... 760 ft²

All measurements are approximate and for display purposes only



Location

The property is just over 0.5 mile from the High Street and within reach of amenities such as The Old Railway Tavern and the Downs Link, a former railway line that is now a stunning 36 mile footpath and bridleway linking the North Downs Way in Surrey with the South Downs Way near Steyning, whilst St Peter's C of E Primary School is also within 0.5 miles. The thriving Henfield High Street has a wealth of local shops trades and services and forms the centre of the village which has an active community with varied events taking place throughout the year and with facilities including health and sports centre, library and churches of most denominations. The City of Brighton & Hove (approx. 11 miles) offers an extensive range of all facilities as does Horsham (approx. 12 miles), whilst Mainline train services to London (Victoria) are available from Hassocks, which can be reached in about 15 minutes by car.

Information

Photos & particulars prepared December 2021. Revised August 2022. All main services. Council Tax Band – C (Horsham District Council).

Directions

From our offices in the High Street, proceed South taking the right hand turning into Nep Town Road. Proceed down Dropping Holms where the road becomes Lower Station Road and the property will be seen on the left opposite Station Road and just past Lower Faircox.

Viewing

Strictly by appointment with H.J. Burt's Henfield Office:

01273 495392

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www.hjburt.co.uk



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H.J. BURT
Chartered Surveyors : Estate Agents

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