



71 Fletcher Way | Henfield | West Sussex | BN5 9FR

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Range: £395,000 | Freehold



- A most attractive three-bedroom semi-detached family home
- Pleasantly situated to the rear of this popular modern development
- Close to countryside walks, including The Downs Link
- Contemporary fully fitted Kitchen, Ensuite and Family Bathroom
- Gas combination boiler. Double glazed windows and external doors
- Cloakroom. Private drive and West facing garden with outside power

Description

An extremely well-presented three-bedroom semi-detached property with a sunny rear garden and two parking spaces, built by Barratt Homes to their Barwick design in 2019 of an attractive combination of brick and white painted rendered elevation under a composite slate effect roof. The property is pleasantly situated to the rear of this popular development, beyond an open area of green/play area, close to countryside walks. There is light and spacious accommodation over two floors that includes a fully fitted Kitchen, Sitting/Dining Room with patio doors and a Cloakroom and a main Bedroom with ensuite, plus two further Bedrooms and a family Bathroom on the first floor. There is a private drive with parking for two cars and a West facing rear garden. Other features include gas central heating plus double-glazed windows and external doors. An internal inspection of this lovely family home is highly recommended.

Open Porch with composite front door to the **Entrance Hall**. Built-in storage cupboard and stairs leading to the First Floor. **Cloakroom** with low level WC corner wash hand basin with tiled splashback, vinyl tile effect flooring, extractor fan. The **Kitchen** is fitted in a range of contemporary high gloss fronted units with matching hanging wall cabinets and granite effect, worksurfaces with up stands. Single drainer stainless steel sink top with monochrome tap, integrated Zanussi appliances, including dishwasher, washing machine, fridge freezer and oven with four ring gas hob acrylic splashback and extractor canopy over. Part subway tiled walls, breakfast bar and vinyl effect flooring, Cupboard housing, Ideal Logic, gas combination boiler. The **Sitting/Dining Room** has useful, built-in storage cupboard and double-glazed casement doors leading to the rear patio area.

A return staircase leads to the **First Floor Landing** that has an access panel to the insulated roof space and a built-in over stairs linen cupboard. The main **Bedroom** has a double-glazed window overlooking the rear garden along with a recess for a freestanding

wardrobe. **Ensuite Shower Room** fitted in a modern white comprising low-level WC, pedestal wash hand basin with splashback, fully tiled shower cubicle with Aqualisa shower unit. Vinyl tile effect flooring. The second **Bedroom** overlooks the front of the property whilst the third **Bedroom** overlooks the rear. The **Bathroom** is fitted in the modern white suite comprising panelled bath with tiled surround, wash hand basin with tiled splashback, low level WC, extractor fan, double radiator, vinyl tiled effect floor.

Outside: To the front of the property is a front garden laid to paving with decorative stone beds. To the side of the property is a private drive with parking for two cars and a gated access to the rear garden. The West facing rear garden is enclosed by a combination of panel fencing and brick garden wall and has an area of level lawn and a paved patio area, ideal for Al Fresco dining with an outside water and outside power points. Timber Garden Shed. The rear garden measures approximately 36' x 27'.

Location

Bishop Park is a popular development just off the highly sought-after West End Lane that is less than a mile to the vibrant High Street of Henfield. 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 many facilities including a health and sports centre, library, primary school and churches. 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 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 the M23/M25 and national motorway network.





Information

Property Reference: HJB02641

Photos & particulars prepared: January 2024 (Robert Turner MNAEA)

Services: All main services

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

Directions

Upon entering Bishops Park, drive to the end of Beverley Road, turning right on Borrer Drive and left through the area of green/play area. At the 'T' Junction turn right then left and the property will be seen on the left. What Three Words: <https://what3words.com/riding.trappings.plug>

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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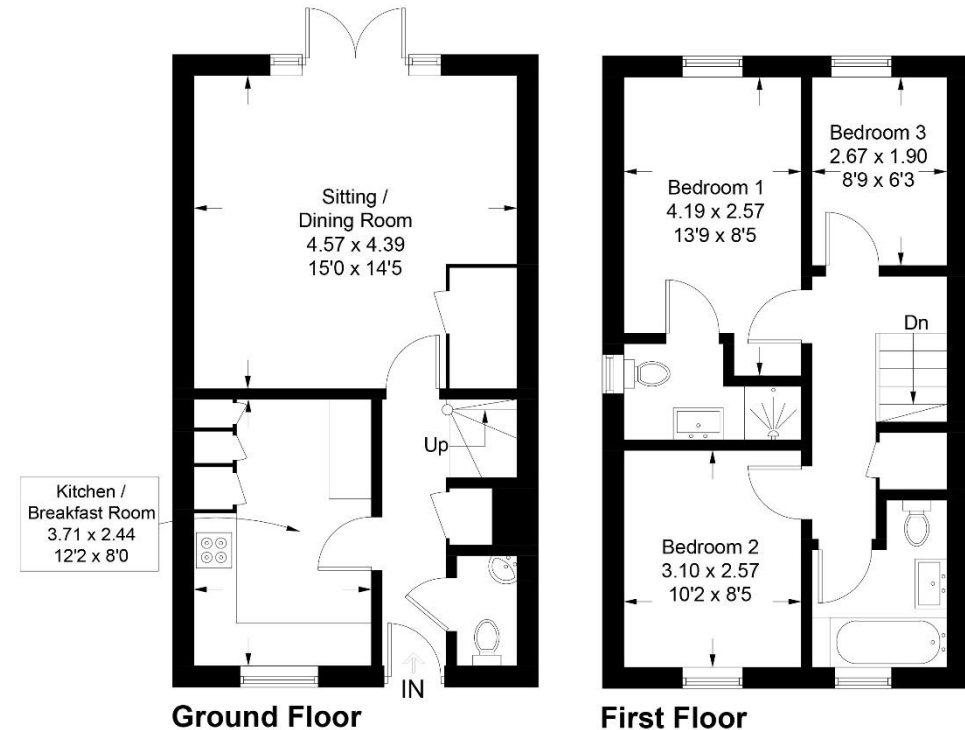
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Fletcher Way, BN5

Approximate Gross Internal Area
75.9 sq m / 817 sq ft



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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 2024.(ID1039531)

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