



13 | Hollands Road | Henfield | West Sussex | BN5 9UJ

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

13 | Hollands Road | Henfield | West Sussex | BN5 9UJ

Guide Price: £430,000 | Freehold



- A most attractive semi detached house with well stocked 80' rear garden
- Council Tax – C. EPC: D
- Large corner plot with ample room for extension subject to the necessary consents
- Close to the Downs Link and a convenience store in Station Road
- Three good sized bedrooms, Sitting room with Aga woodburning stove
- Aluminium framed conservatory and kitchen with useful utility room
- Garage with drive, gas central heating and double glazed windows

### Description

A handsome older style semi-detached family house with a wide plot and well stocked gardens with ample room for extension subject to the necessary consents. The property has sizeable rooms on two floors that include a sitting room with Aga woodburning stove and a conservatory plus a kitchen with useful utility and cloakroom, three good sized bedrooms and a bathroom. There are pine panelled internal doors, gas central heating and double glazed windows, whilst outside is a drive and single garage. An internal inspection is highly recommended.

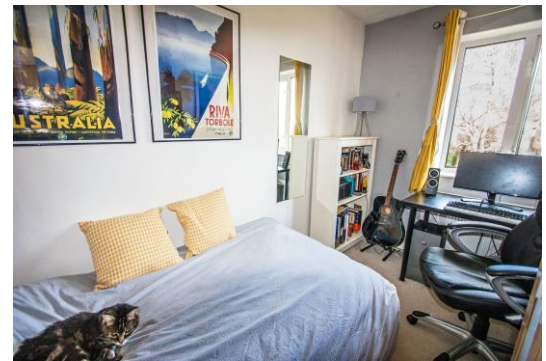
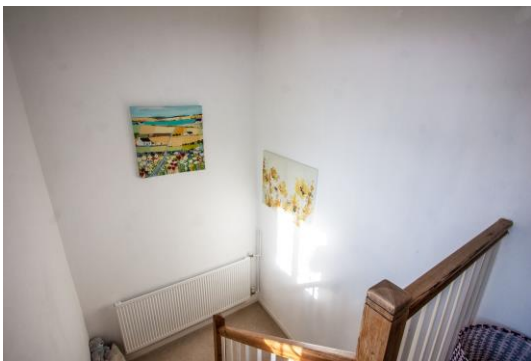
uPVC double glazed door with leaded lights leads to the Entrance Hall with exposed ceiling timbers and opens up in the Hall which has a useful deep understairs storage cupboard with double glazed window. The Sitting Room (17'10 x 10' (5.44m x 3.33m)) is a double aspect room with a brick fireplace with timber mantle and Aga wood burning stove, slate hearth. Double glazed windows including sliding doors to the Conservatory (8' x 7'6 (2.44m x 2.39m)) with vinyl flooring. The Kitchen measures 11'6 x 7' (3.51m x 2.39m) and is fitted in a range of wooden fronted units with heat resistant work surfaces with one and a half bowl glazed sink with monochrome tap, adjoining work surfaces with drawers and cupboards under, matching hanging wall cabinets, breakfast bar, space for domestic appliances, part tiled walls, vinyl floor. Cannon gas cooker, double glazed window with pleasant outlook over the rear garden. Inner Lobby with useful understairs storage cupboard and part double glazed door leading to the outside. Useful Utility Room/Cloakroom (8'1 x 4' (2.46m x 1.22m)) with timber work surfaces and shelves, space and plumbing for automatic washing machine, ceramic sink with monochrome tap, part tiled walls and vinyl floor. Staircase leads to the light bright First Floor Landing with access

panel to the roof space, airing cupboard with slatted shelving and double radiator. There are three Bedrooms on this floor, including the Master (10'9 x 10'4 (3.28m x 3.15m)) that has a decorative cast iron fireplace and double glazed window with lovely outlook over the rear garden. The Second Bedroom (11'8 x 7 (3.56 x 2.13m)) also overlooks the rear garden, whilst Bedroom Three (11'4 x 7'2 (3.45m x 2.18m)) overlooks the front with distant views of the South Downs. The Bathroom is fitted in a modern white suite comprising 'P' shaped bath with separate Moretti deluge head shower and further hand shower, close coupled WC, pedestal wash hand basin, part tiled walls.

Outside: The property occupies a good size wide plot with a private driveway leading via wrought iron gates to a detached single concrete sectional Garage with up and over door, to the rear of which is a timber garden shed and a pretty magnolia tree. The front garden is laid partly to crazy paving with decorative flower and shrub beds. There is a raised area to the side which could be ideal for extension, subject to any necessary consents. The good size rear garden has an easterly aspect with a shaped area of lawn with well stocked flower and shrub beds, paved sitting out area, crazy paved path leading to the rear section of garden comprising of a vegetable plot with brick pathways, small fishpond, aluminium framed greenhouse and further timber garden shed. Further crazy paved area to the rear of the property. The well-stocked rear garden is enclosed by mature hedging and panel fencing and measures approximately 80' in length. Outside water tap.

### Location

Hollands Road is a mature residential road of similar houses situated off West End Lane which is approximately 0.5 mile from the High Street and close to the Downs Link, a former railway line that is now a stunning 36 mile footpath and bridleway. Hollands Road itself has distant views towards the South Downs to the South. St Peter's C of E Primary School and the Leisure Centre are 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

Property Reference: HJB01815

Photos & particulars prepared: 26th February 2020 (Robert Turner MNAEA)

Services: All main services

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

## Directions

At the North end of the High Street in Henfield, and opposite the White Hart pub, turn into Church Street and continue along this road, over the mini-roundabout and after a short time this becomes Upper Station Road and then eventually West End Lane. Hollands Road will be seen on the left just past Station Road.

## 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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Ground Floor  
Approx. Floor  
Area 501 Sq.Ft.  
(46.6 Sq.M.)



1st Floor  
Approx. Floor  
Area 407 Sq.Ft.  
(37.8 Sq.M.)

Total Approx. Floor Area 908 Sq.Ft. (84.4 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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