

# Lettings



The Old Bakery | High Street | Henfield | West Sussex | BN5 9DD

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



- A charming Grade II listed single storey cottage style property.
- EPC: C | Council Tax: C | Deposit: £1,384.00
- Conveniently situated within the High Street Conservation area
- Two double bedrooms
- Modern kitchen & bathroom
- Double glazing, gas central heating
- Pretty East facing courtyard garden

### Description

A most charming Grade II listed two bedroom single storey cottage style property situated in the heart of the Conservation area within the village High Street. Recently refurbished to include modern kitchen and bathroom and neutral decor. To the rear is a pretty courtyard garden, whilst the heating is by way of a gas central heating system.

### Location

Henfield High Street offers a wealth of local shops, trades and services; the village has a thriving community with many varied events taking place throughout the year, facilities include a health and sports centre, library and churches of most denominations. In addition there are many varied countryside walks close-by. 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.

### Information

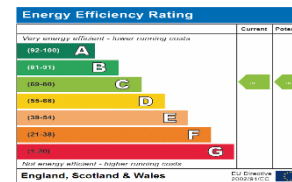
1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band C.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** (Robert Turner MNAEA)
5. **Property Reference:** HJB02703

### Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Lettings Department**

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The Old Bakery, High Street, Henfield, BN5 9DD  
 Total Area: 68.6m<sup>2</sup> / 738.7ft<sup>2</sup>

All measurements are approximate and for guide purposes only.