



Brook House,
High Street, Henfield, West Sussex.



H.J. BURT
Chartered Surveyors : Estate Agents

Brook House,

High Street, Henfield, West Sussex. BN5 9DD

Guide Price £395,000 Freehold

- Charming period attached village house
- Kitchen/dining room, sitting room with open fireplace
- Gas central heating & double glazed windows
- Situated in the heart of the High Street
- 3 bedrooms and first floor bathroom
- Many period features. Separate garden. Useful Cellar

Description

An opportunity to purchase a pretty attached period village house situated right in the heart of the thriving High Street. The property has been sympathetically modernised in recent years, yet retains much charm and character, with some period features such as an open fireplace, exposed wall and ceiling timbers, panelled internal doors and timber floors. The lovely Sitting Room has plantation blinds and feature fireplace and leads through to a contemporary Kitchen/Dining Room with useful walk in larder. On the first floor are three light and bright bedrooms as well as a bathroom. Other features include double glazed windows, gas fired central heating powered by a two year old Worcester boiler and a separate East & South facing garden situated nearby.

More about the property

A panelled front door leads to **Entrance Hall** that has timber flooring, useful understairs storage cupboard and an exposed ceiling timber. A panelled door leads to the **Sitting Room**, which is a fine room featuring an open fireplace with brick surround and stone hearth, raised cast iron grate and decorative fire back. Double glazed sash style windows with plantation blinds overlook the front of the property. There is oak shelving, oak meter cupboard, timber flooring and exposed ceiling timbers. This opens up to the **Kitchen/Dining Room** that is fitted in modern cream fronted units with timber work surfaces and matching hanging wall cabinets with a single drainer stainless steel sink top with mixer tap. Appliances include an Indesit washing machine and a Stoves oven with four ring gas hob and extractor over. There is a space for a large refrigerator. Part tiled walls, tiled floor, exposed wall and ceiling timbers. Recently installed Worcester Bosch combination boiler. Useful walk-in larder with oak shelving, timber floor, further built-in storage cupboard. A trap door leads to a useful **Cellar**.



Stairs lead from the Entrance Hall to the **First Floor Landing**. Built-in linen cupboard with slatted shelving. **Bedroom One** is a bright room with double glazed windows overlooking the High Street. Two double built-in wardrobe cupboards, exposed wall timbers. **Bedroom Two** has a fitted wardrobe cupboard with additional storage over. **Bedroom Three** again has a fitted wardrobe with additional storage over and an access panel to roof space. **Bathroom** with white suite comprising panelled bath with period style hand shower attachment, low level WC and pedestal wash hand basin. Half tiled walls, striplight/shaver point and vinyl tiled floor. **Outside:** The garden is separated from the house and accessed to the rear of Brook Cottage via a wrought iron gate. Facing predominantly south and east and enclosed by brick garden wall and panel fencing, the garden has a paved area with mature trees, flower and shrub beds and a timber garden shed constructed in 2016, with an attached log store.

Location

Henfield High Street offers 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 with facilities including a health and sports centre, library and churches of most denominations. In addition there are many varied countryside walks very close-by, including Henfield Common 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. Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick. The coastal town 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.



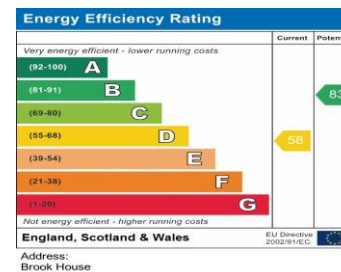
Information

Photos & particulars prepared September 2017. All main services.
Council Tax Band – D.

Please note: there are two flying freeholds associated with this property. In other words, some parts of the freehold of this property overhang or underlie the neighbouring property.

Directions

From our office proceed North on foot along the High Street, where the property will be found on the right hand side.



Viewing

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

01273 495392

henfield@hjburt.co.uk

www.hjburt.co.uk



Total Area: 84.0 m² ... 905 ft² Approx. (excluding Cellar)
Brook House, High Street, Henfield, West Sussex
All measurements are approximate and for display purposes only



Euston House | High Street | **Henfield** | West Sussex | BN5 9DD | **01273 495392** | henfield@hjburt.co.uk | **www.hjburt.co.uk**

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