



**Shingwedzi, Brighton Road
Shermanbury, West Sussex, RH13 8HD
Guide Price £860,000 Freehold**

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ESTATE AGENTS

A Beautifully Refurbished Detached Three Bedroom Property in a Semi-Rural Location with Garage & Large Private Driveway, and Stunning Gardens.

Situation

The property is situated on the outskirts of Henfield on the Brighton Road (A281). The village has a vibrant community with a High Street of shops and pubs together with churches, library, leisure centre, medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. the coast is about 8 miles distant.

Description

A beautifully refurbished detached three bedroom property situated in a semi-rural location with stunning gardens that include some light woodland, fishpond with water feature and a natural pond. The property has been improved by the current owners to include total redecoration, refitted kitchen and bathrooms, new oil central heating boiler, new oil tank, water main, fascias and guttering. The roof has been replaced where needed and the property benefits from a re-wire and now includes ethernet hard wiring.

The property comprises entrance lobby, double aspect dining room with newly fitted laminate flooring and underfloor heating, woodburner and door to the patio area. Newly fitted kitchen with integrated Zanussi dishwasher and fridge and seperate integrated freezer. The kitchen also benefits from underfloor heating and large window overlooking the rear garden. Loft hatch with ladder to the roof space is also in the kitchen. A door leads to the double bedroom with fitted double mirrored wardrobe, former fireplace and window overlooking the front of the property. The hallway leads to another bedroom with patio doors leading to the rear garden. and the office. The master bedroom benefits from a walk in dressing room and ensuite bathroom with both separate shower and bath. The property also benefits from a utility room with plumbing for a washing machine, tumble dryer and space for a fridge/freezer. The beautiful double aspect sitting room has a chimney breast with wood burning stove and two sets of patio doors opening onto the rear garden.

To the front of the property is a large private driveway with parking for multiple vehicles and garage with up and over door. The large rear East facing garden enjoys a paved patio area with pergola, electric power points, outside lighting, lightwood land area with aluminium framed greenhouse.

Council Tax Band F

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.
4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.







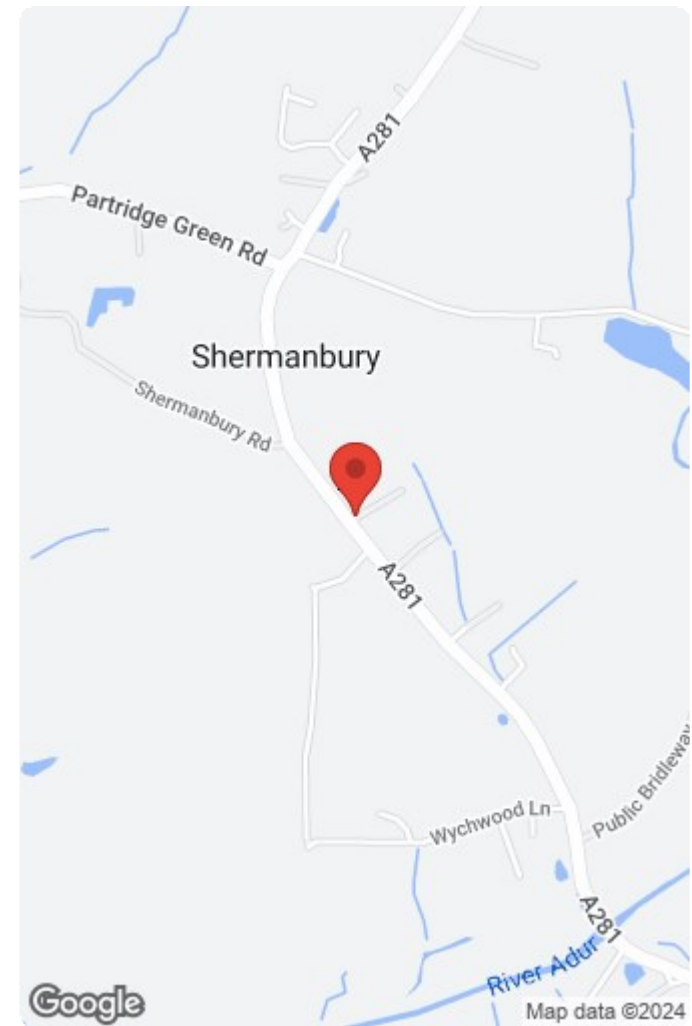
Brighton Road, RH13

Approximate Gross Internal Area = 209.3 sq m / 2253 sq ft (Including Garage)



Ground Floor

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 2023. (D1014237)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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