



**19 Beechings**  
**Henfield, West Sussex, BN5 9XB**  
**Guide Price £355,000 Freehold**

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ESTATE AGENTS

# A Spacious and Extended Mid Terrace Family House Having the Benefit of a Driveway and Integral Garage Situated in a Small Cul-De-Sac Close to the Downs Link

## Situation

The property is situated in a quiet Cul-De-Sac on the western side of Henfield village very close to the Downs Link which provides for excellent walking and cycling. Henfield High Street which is about fifteen minutes walk has an eclectic mix of shops, cafes, and inns, whilst the village has churches, library, leisure centre, modern 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

The property is built of brick elevations under a pitched tiled roof benefiting from gas fired central heating and double glazing. The accommodation is arranged over two floors comprising on the ground floor of entrance lobby, living room opening to a dining room with double glazed patio doors to the rear garden, and a kitchen/breakfast room. Stairs from the living room rise to the first floor landing with doors to three bedroom and a bathroom. Outside is a private driveway leading to an integral garage, front and easterly facing rear garden.

Council Tax Band D.

The accommodation in brief is as follows:

## ENTRANCE

Double glazed front door and outside light .

## ENTRANCE LOBBY

Quarry tiled floor, fitted cloaks cupboard, glazed door to:

## SITTING ROOM

Feature fireplace with gas flame effect fire, brick surround and hearth, timber mantel, and storage cupboard. Part panelled walls, understairs storage cupboard, double glazed window overlooking front garden. Decorative timber archway to:

## DINING ROOM

Featured timbered wall and ceiling, engineered wood flooring, double glazed patio doors to rear garden. Brick archway with ornate door to:

## KITCHEN/BREAKFAST ROOM

Traditional oak style Kitchen comprising range of base level units with tiled heat resistant worksurfaces over incorporating single drainer stainless steel sink unit, integrated appliances including Neff double oven, four ring gas hob with extractor over and Hotpoint fridge/freezer . Matching range of eye-level units, , free standing dresser unit, quarry tiled floor, double glazed door to rear garden.

Stairs from the sitting room rise to:

## FIRST FLOOR LANDING

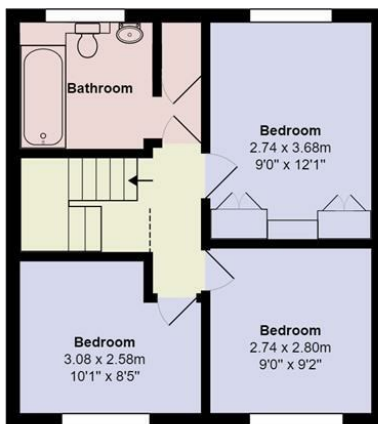
Access panel to insulated and part boarded roof space. Doors to:







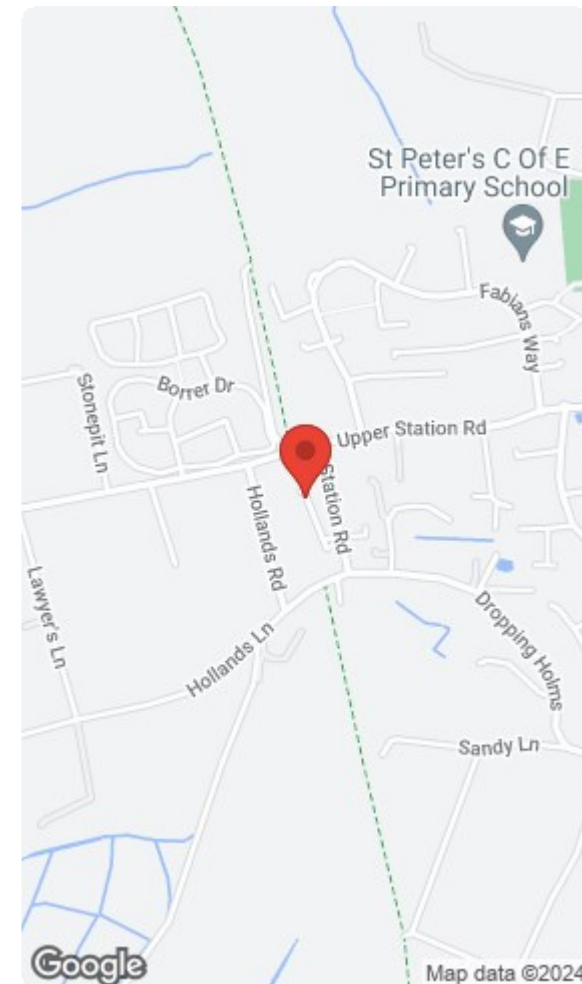
**Ground Floor**  
Area: 66.4 m<sup>2</sup> ... 714 ft<sup>2</sup>



**First Floor**  
Area: 39.7 m<sup>2</sup> ... 427 ft<sup>2</sup>

Total Area: 106.0 m<sup>2</sup> ... 1141 ft<sup>2</sup>

All measurements are approximate and for display purposes only



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>79</b>		

### Viewings by appointment only

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England & Wales

EU Directive  
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