



**Rosemount, Windmill Lane
Henfield, West Sussex, BN5 9UW
Offers In The Region Of £750,000 Freehold**

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A Grade II Listed Period Cottage with a great deal of Charm and Character, Beautiful Mature Garden Located on the South Side of Henfield Village.

Situation

Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

Description

A delightful Grade II Listed Period cottage believed to date from the 17th Century with Georgian and Victorian additions. The accommodation comprises entrance porch, attractive hallway with beamed ceiling, downstairs cloakroom. Sitting room with windows to the front with secondary double-glazing and French doors to the garden and sun terrace with windows to the side, fireplace surround with tiled hearth and electric wood burner, and door to the double aspect study. Dining room with inglenook fireplace with cream cast iron gas stove on stone hearth, exposed brickwork and beam. The kitchen benefits from a royal blue gas fired Aga, fitted cupboards and space for table and chairs. The utility room is just off the kitchen and has space and plumbing for washing machine, tumble dryer, fridge freezer and Belfast sink and drainer.

On the first floor is bedroom one, bedroom two with in built cupboard and wash basin, bedroom three with in built storage and bedroom four with storage cupboard and hatch to loft space. Family bathroom with shower over bath and hatch to loft space with drop down ladder, part boarded and electric light.

Picket fence, path and gate to entrance porch, paved to both side of the front path with flower and shrub borders. An attractive rear garden with pathway and sun terrace adjacent to the house, gate to road, further pathway, lawn and well stocked flower and shrub borders, rose arch and further sitting area, gate to potting area, further mature shrubs.

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.

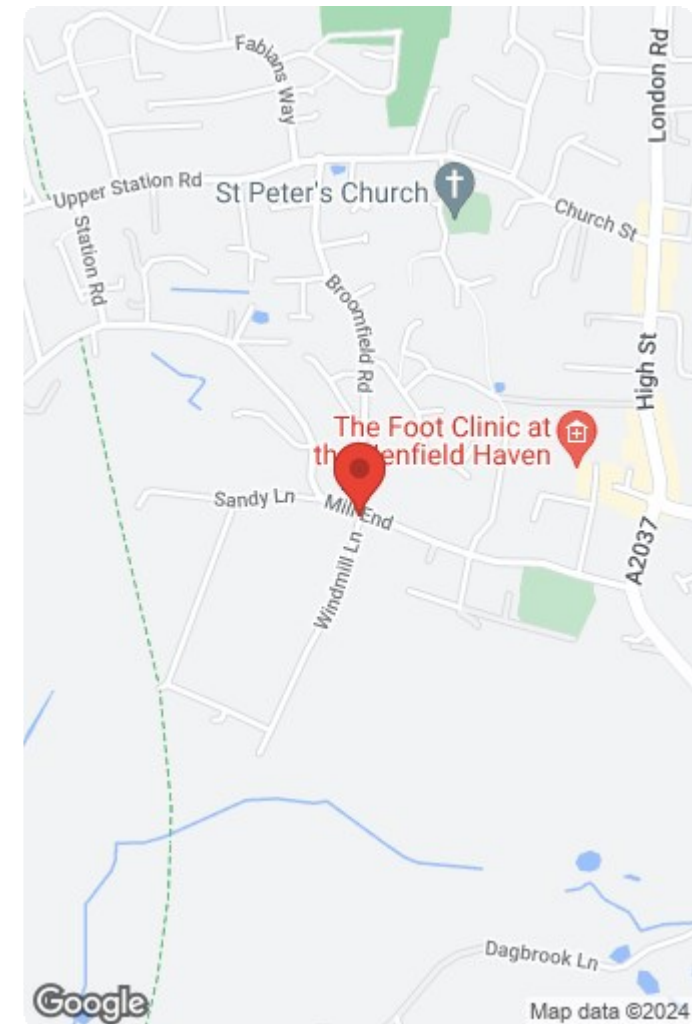
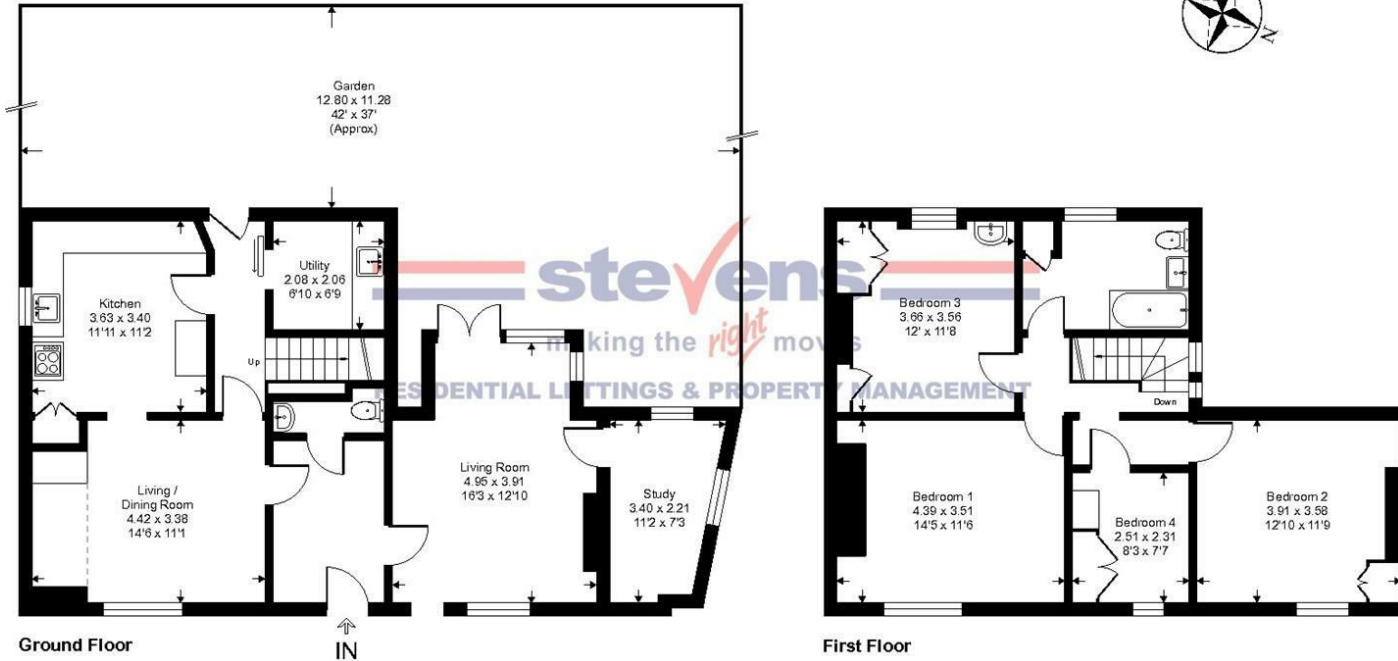






Rosemount Cottage, BN5

Approximate Gross Internal Area = 139 sq m / 1491 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewings by appointment only

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