



**Brookside, West End Lane  
Henfield, West Sussex, BN5 9RF  
Guide Price £599,000 Freehold**

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ESTATE AGENTS

# An Attached Mid Century Home Situated in a Quiet & Tranquil Location with Stunning Views Over the Brooks and the River Adur.

## Situation

The property is situated in a delightful semi-rural location on the western side of Henfield village in a unique position close to country walks. Henfield High Street is approximately 1 mile distant and offers 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

The property is an attached cottage style property built of rendered elevations under a pitched tiled roof complemented by double glazing and oil fired central heating and has been extended in recent years. The accommodation is arranged over one floor comprising an entrance porch with part-glazed front door leading to the entrance hall with doors to a large sitting/dining room, two bedrooms, bathroom and family room. From the family room is an archway leading to a good size and well-fitted kitchen/breakfast room with views over the rear garden and the Brooks towards the river Adur. Outside is a private driveway with adequate parking for two/three cars, the front garden is mainly laid to lawn with a side access leading to a feature rear garden. This property could also be converted into a three bedroom property, The property has its own private drainage.

Council Tax Band - F

## ENTRANCE HALL

Cupboard housing trip switch fuse box, radiator, laminate flooring, plastered and ornate coved ceiling, access to insulated roof space housing pre-lagged copper cylinder and electric immersion.

## SITTING/DINING ROOM

Sitting Area: Double radiator, feature fireplace with wrought iron surround and marble hearth suitable for open fire, ornate coved ceiling, upvc double glazed bay window overlooking front garden, t.v. and

telephone point, upvc double glazed French doors opening onto rear patio and garden with fine views over adjoining Sussex countryside, archway leading to:

Dining Area: Space for large table and chairs, double radiator, upvc double glazed bay window.

## FAMILY ROOM

Double radiator, t.v point, ornate coved and plastered ceiling, laminate flooring, wall light points, upvc double glazed window overlooking rear patio and garden.

## KITCHEN/BREAKFAST ROOM

Double aspect with two upvc double-glazed windows overlooking the rear garden with fine views, part ceramic tiled with range of base-level units with work surfaces over incorporating one and a half bowl stainless steel single drainer sink unit with monochrome tap, space and plumbing for washing machine, wine rack, fitted four ring electric hob with double electric oven below, integral 'Bosch' dishwasher, integral fridge and freezer. Matching range of eye-level units with concealed lighting under - one being open fronted with shelving and one being double glass-fronted with display shelves, coved and plastered ceiling, radiator, ceramic tiled floor, space for table and chairs, door leading to rear patio and garden.

## BEDROOM 1

A range of fitted wardrobe cupboards, double radiator, coved and plastered ceiling, upvc double-glazed bay window overlooking front garden.

## BEDROOM 2

Superb range of fitted wardrobe cupboards, coved and plastered ceiling, double radiator, upvc double glazed French doors leading to private patio.

## BATHROOM

Fully ceramic tiled with white suite comprising panelled bath with fitted Mira electric shower with shower screen, heated electric ladder style towel rail, vanity unit with inset wash hand basin with monochrome mixer tap and cupboards below, close coupled low-level dual flush w.c. with concealed cistern, range of mirror fronted cupboards, radiator, plastered ceiling, opaque upvc double-glazed window.

## OUTSIDE

Private driveway leading to hardstand for 2/3 cars.

## FRONT GARDEN

Two small lawned areas, flower beds and hedging, side access with flower borders containing various shrubs leading to:

## FEATURE REAR GARDEN

Crazy paved patio with steps leading down to a large lawned area with shaped flower borders containing various shrubs with superb views over surrounding Sussex countryside towards the River Adur. There is a private patio from the second bedroom where there is an external oil fired boiler supplying domestic hot water and central heating, coal bunker, outside lighting and a further lawned area.

## TIMBER AND GLAZED POTTING SHED

## STABLE AND TACK ROOM

Timber and glazed construction with work surface, shelving, space for additional kitchen appliances, light and power.

## Property Misdescription Act 1991

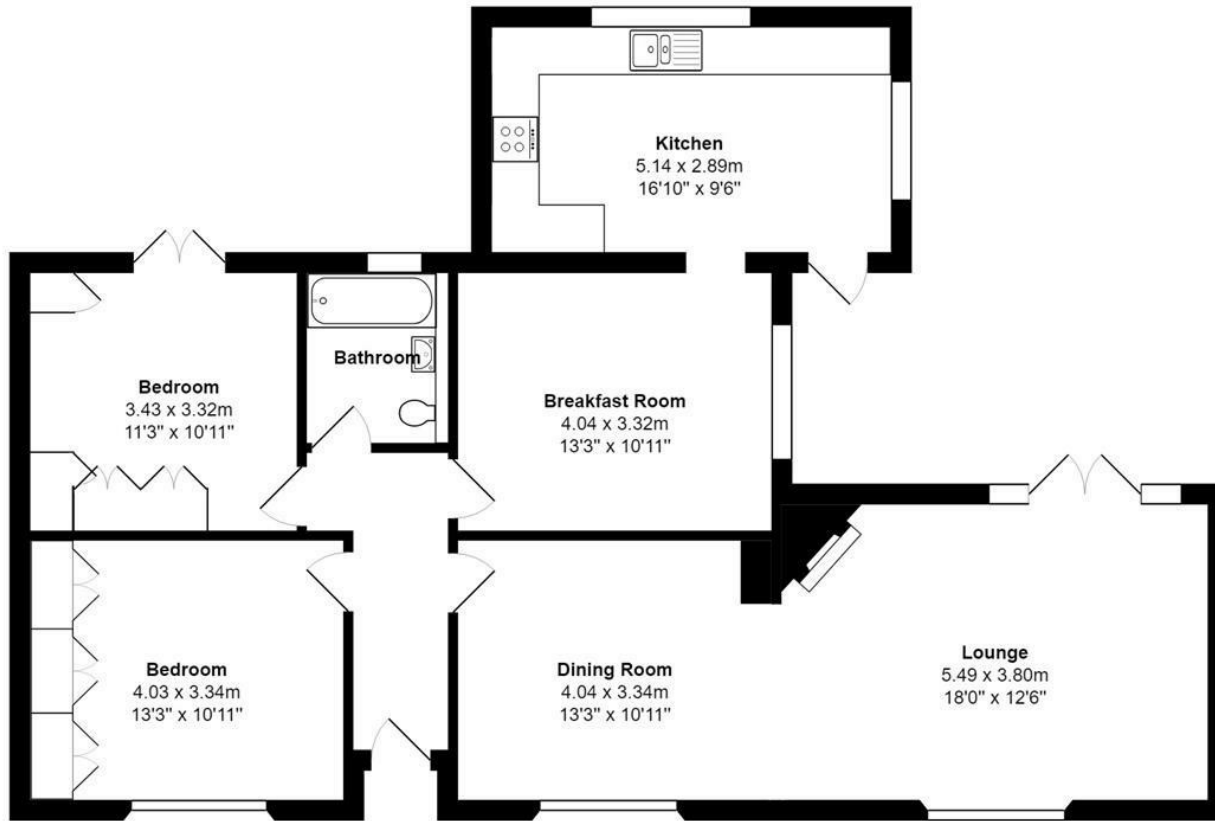
Although every effort has been taken in the production of these particulars, prospective purchasers should note:

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.



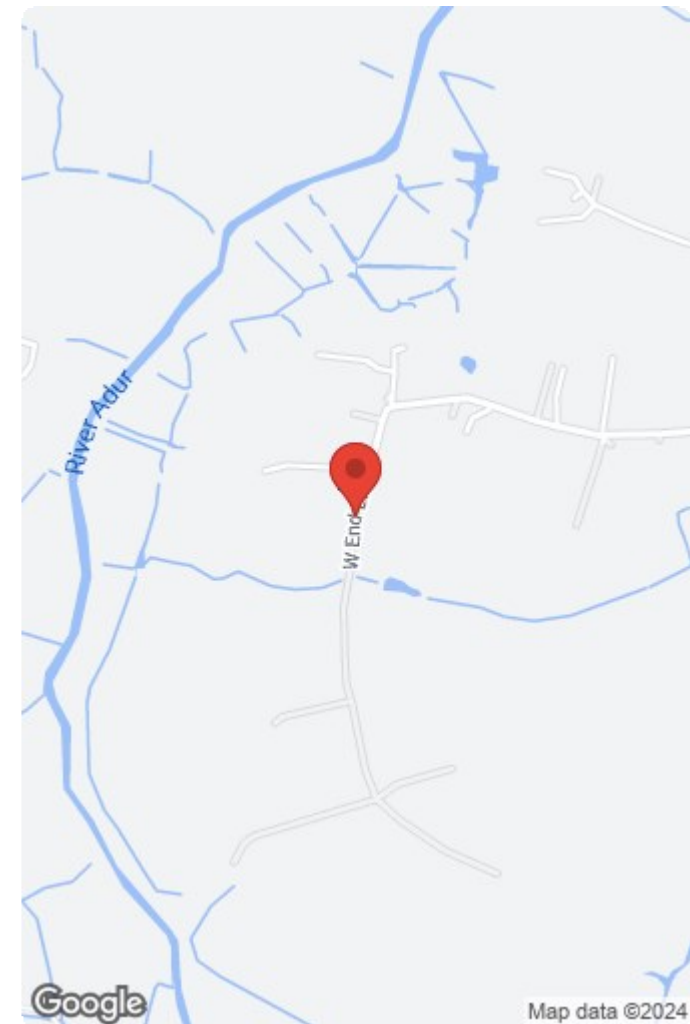






Total Area: 101.1 m<sup>2</sup> ... 1089 ft<sup>2</sup>

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>		<b>72</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

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