



Holmbush Bungalow | Hayes Lane | Slinfold, Nr. Horsham | West Sussex | RH13 0SL

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £725,000 | Freehold

- An appealing detached bungalow occupying a good semi-rural location with overall plot extending to c. 0.48 of an acre (0.19 Ha). Freehold. Council Tax Band 'F'. EPC 'D'.
- Spacious accommodation including entrance hall, double aspect living room, kitchen/breakfast room, utility, bathroom, three double bedrooms, cloakroom & study.
- Private driveway with double garage. Garden overlooking field to rear.
- Slinfold village 0.75 mile; Horsham 5.25 miles; Gatwick 19.25 miles.

Description

Holmbush bungalow comprises an appealing detached bungalow believed to have originally been built in the 1930's and extended in the late 1990's with spacious accommodation offering good opportunities for an incoming purchaser to further adapt and improve to their own requirements. Approached from Hayes Lane by its own private gravel entrance drive at the front of the bungalow and with parking and turning for several vehicles next to the bungalow and with a detached double garage, the external elevations include brickwork under a clay tile covered pitched and hipped roof with Upvc replacement double glazed windows.

The front hall leads into the accommodation with doors off to **double bedrooms one and three** and the **bathroom**. The **double aspect living room overlooks the rear garden** and includes a fireplace with wood burning stove. The adjacent **kitchen/breakfast room is South facing** with oil-fired cream two oven **Aga**, range of fitted pine units including worktops, cupboards, stainless steel sink and exposed brickwork to one wall. A **rear hall/utility room** with backdoor to the drive, loft hatch point and door leads to **South facing double bedroom two** and the adjacent **study** and **cloakroom**. Outside, there is an area of **front garden** to the side of the drive and **double garage** with paths leading round to the rear garden with oil tank and timber **garden shed** and then areas of lawned **rear garden** with mixed planting and trees to the edges.

Location

The property lies to the East side of Hayes Lane which runs to the South of Slinfold connecting with the A29. The popular village of Slinfold is within 0.75 of a mile and includes local facilities including pub, village store, parish church and primary school,



whilst more extensive facilities can be found at the expanding village of Billingshurst within 3.5 miles to the South and also including a mainline railway station. The old market town of Horsham with its extensive range of shops, trades and other facilities, schools and also mainline station is c. 5.25 miles, whilst Gatwick Airport is within 19.25 miles.

Information: Property Ref: HJB02888. Photos & particulars prepared: July 2024 (Ref RBA).

Services: Mains services of water, electricity and drainage are understood to be connected. Oil-fired central heating. HM Land Registry title numbers WSX130657 & WSX170563.

Local Authority: Horsham District Council. Council Tax Band: 'F'

Directions: What3words///helping.decisive.headlight. From Slinfold head South out of the village along Hayes Lane and, having passed the main residential properties on the left-hand side as the country opens up, the property will be found on the left hand side as shown on the plan.

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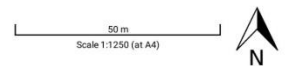




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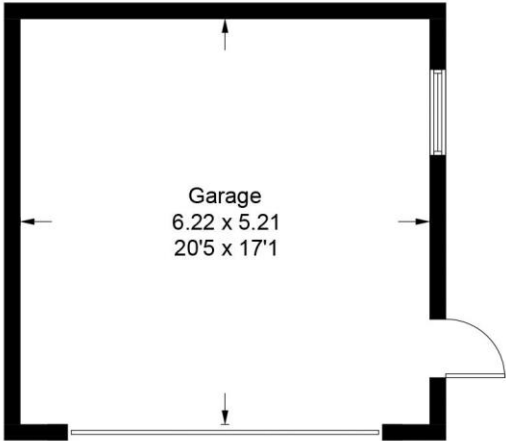


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Hayes Lane, RH13

Approximate Gross Internal Area = 110.7 sq m / 1191 sq ft
 Garage = 27.0 sq m / 291 sq ft
 Total = 137.7 sq m / 1482 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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 2024.(ID1109606)



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