



The Old Bakery | High Street | Henfield | West Sussex | BN5 9DD

H.J. BURT
Chartered Surveyors : Estate Agents

The Old Bakery | High Street | Henfield | West Sussex | BN5 9DD
Offers in Excess of: £250,000 | Freehold



- A charming Grade II listed single storey cottage style property.
- Council Tax: C EPC: C
- Conveniently situated within the High Street Conservation area
- Completely refurbished in recent years. No onward chain
- Two Bedrooms. Bathroom. Kitchen and Sitting/Dining Room
- Latched internal doors. Gas central heating
- Double glazed windows. Pretty East facing courtyard garden
- Cash buyers only

Description

A most charming Grade II listed two-bedroom single storey cottage style property situated in the heart of the Conservation area within the village High Street. This unique property has been completely refurbished in recent years having been converted from an office in 2019. There are recently re-fitted carpets and floorcoverings, double glazed windows, latched internal doors, whilst both the Kitchen and Bathroom have been fitted in modern units. To the rear is a pretty courtyard garden, whilst the heating is by way of a gas central heating system. There is no onward chain and an internal inspection of this lovely period property is highly recommended.

Timber Front Door leads to the Entrance Hall with cupboards housing electricity and gas meters. The Sitting Room/Dining Room is a fine room with exposed wall and ceiling timbers, recently fitted carpet, recessed led lights. Kitchen fitted in white high gloss fronted units with work surfaces and matching wall cabinets. Single drainer sink top with monochrome tap. Tiled walls. Lamona oven with Lamona hob and extractor canopy over. Vinyl flooring and fitted Breakfast Bar. Space for washing machine and fridge freezer. Three Sky Lights. An Inner Hall leads to two double bedrooms, the first Bedroom has a large walk-in wardrobe with Alfa wall mounted gas fired boiler and access panel to roof space. The second Bedroom has a double aspect with doubled glazed windows overlooking the side and rear of the property. The Bathroom is fitted in a white suite with a P Shaped bath with shower, shower screen and tiled surround, low level WC and wash hand basin. Towel rail. End of Hall there is a timber doubled glazed door leading to a pretty East facing rear courtyard garden, with a timber garden shed, raised brick flower and shrub beds.

Location

Henfield High Street offers a wealth of local shops, trades and services; the village has a thriving community with many varied events taking place throughout the year, facilities include a health and sports centre, library and churches of most denominations. In addition there are many varied countryside walks close-by. Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick. The coastal city of Brighton is approximately 9 miles (sea front) to the South-East and Horsham is approximately 11 miles to the North. Both offer an excellent range of shops, trades, services and entertainment facilities.

Information

Property Reference: HJB02380
Photos & particulars prepared: August 2022. Revised October 2023 (Robert Turner MNAEA)
Services: All main services N.B Please note; there is a flying freehold with this property as the neighbouring property's bedroom is over the sitting room. Therefore, we understand that lenders would be reluctant to provide mortgage funds on this property and as such we are only showing the property to cash buyers. The rear access gate from the garden is for bins only.
Local Authority: Horsham District Council **Council Tax Band:** ‘C’



Directions

The property is situated within walking distance of our Henfield Office

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



The Old Bakery, High Street, Henfield, BN5 9DD

Total Area: 68.6 m² ... 738 ft²

All measurements are approximate and for display purposes only

H.J. BURT
Chartered Surveyors : Estate Agents

rightmove

TheMarket.com

ZOOPLA

PrimeLocation.com

UKLANDand
FARMS.co.uk

01273 495392 | www.hjburt.co.uk

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services