



97 | Parsonage Road | Henfield | West Sussex | BN5 9HZ

**H.J. BURT**  
Chartered Surveyors : Estate Agents



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Asking Price: £530,000 | Freehold



- Beautifully presented 4 bedroom detached house
- Three reception rooms including a conservatory
- Bathroom, cloakroom and separate WC
- West facing garden. Drive and integral garage
- Gas central heating with recently installed boiler and some new radiators
- Double glazed windows. No onward chain

### Description

A spacious and extremely well-presented detached family house in a highly sought-after location, close to countryside walks and the village High Street. The property has been well maintained by the present owners in recent years and this includes the installation of a contemporary kitchen with integrated appliances and granite worktops, plus new cloakroom and separate WC suites. The property is decorated throughout in neutral tones and has the added benefits of a conservatory, gas central heating with a newly installed boiler and double glazed windows. There is a pretty easy to maintain West facing rear garden, plus a private drive leading to an integral garage. The property is offered with no onward chain.

A double-glazed front door with outside light point leads to the **Entrance Hall** where there is vinyl wood effect flooring that extends into the sitting room and dining room. Recently re-fitted **Cloakroom** and a door leading to the integral garage. A further door opens to the superb, recently re-fitted **Kitchen** that has a range of white high gloss fronted units with granite black galaxy style worksurfaces with matching upstands and splashbacks, drawers and cupboards under. Integrated Bosch appliances that include; dishwasher, washing machine, Microwave and Oven with induction hob and extractor canopy over. Integrated AEG fridge/freezer. Tiled floor. Double glazed door to side access and door to: **Dining Room** with understairs cupboard, cupboard housing recently installed Worcester gas fired boiler. Double doors to sitting room and bi-fold doors to the **Conservatory** that in turn has a double-glazed door leading to the garden The **Sitting Room** has a fire surround with an electric wood burning style stove. Double glazed sliding patio doors to the rear garden. Stairs lead from the hall to the First Floor Landing that has an access panel leading to the roof space and an airing cupboard. On this floor are four good sized bedrooms that include the **Master and Second Bedrooms** that both overlook the rear garden, the master having a built-in double wardrobe. **Bedrooms Three and Four**

overlook the front of the property. There is a fully tiled **Bathroom** with modern white suite comprising panelled bath with electric shower over and wash hand basin set in vanity unit. There is also a recently re-fitted **Separate WC**.

**OUTSIDE:** A private drive leads to the **Integral Garage** that has an up and over door, electric light and power, storage, space and plumbing for further domestic appliances and a personnel door leading to the hall. A gated side access with outside water tap leads to the pretty, easily maintained West facing rear garden that has three distinct levels; a paved patio, an area of lawn and an area laid to shingle, all of which is enclosed by panel fencing with mature shrubs and raised flower beds.

### Location

The property is easy reach of the local primary school, leisure centre, dentist and doctor's surgery as well as the bustling High Street that has many local shops offering a variety of trades and services in a period setting. The Downs Link former railway line is also nearby and offers great walking and cycling to wide open countryside. Brighton city centre and coastline is about 10 miles, Hassocks main line railway station to London is some 10/15 minutes' drive and the A23 linking up with Gatwick airport and the M25 is also about 10 minutes' drive to the east.

### Information

**Property Reference:** HJB01843

**Photos & particulars prepared:** July 2023 Some photos taken May 2020 (Robert Turner MNAEA)

**Services:** All main services

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

### Directions

From our offices in Henfield High Street proceed North taking the fourth turning on the left into Church Street. Take the second turning on the right into Parsonage Road, where the property will be found on the left hand side. What three words: <https://w3w.co/overcomes.personal.walking>





## Viewing

An internal inspection is strictly by appointment with:

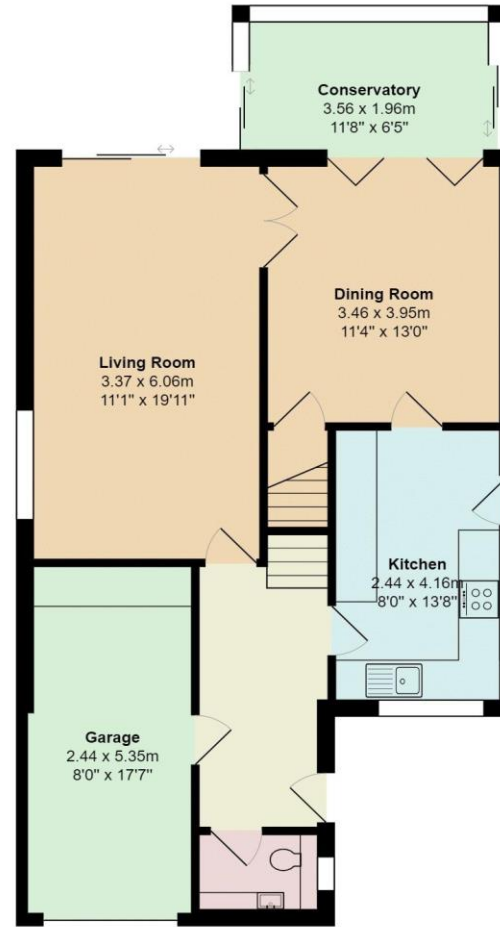
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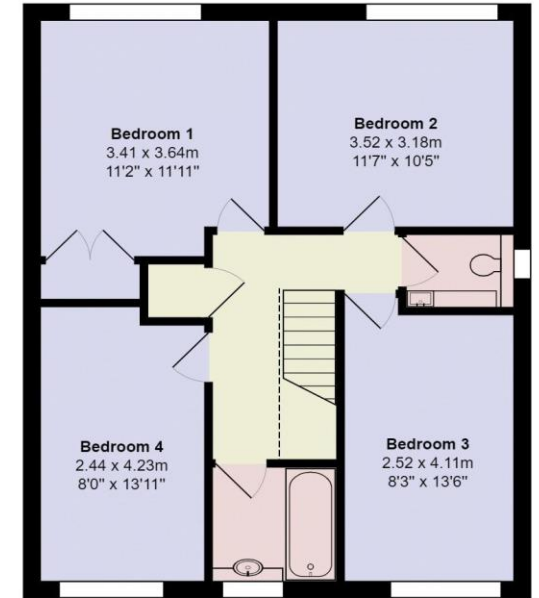
01273 495392 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [henfield@hjburt.co.uk](mailto:henfield@hjburt.co.uk)



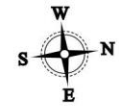
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**Ground Floor**  
Area: 79.4 m<sup>2</sup> ... 855 ft<sup>2</sup>



**First Floor**  
Area: 61.2 m<sup>2</sup> ... 659 ft<sup>2</sup>



Total Area: 140.7 m<sup>2</sup> ... 1514 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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