



16 | Borrer Drive | Henfield | West Sussex | BN5 9FQ

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Range: £525,000 to £550,000 | Freehold



- Superb three storey 4-bedroom semi-detached property.
- Extremely spacious accommodation over three floors
- Fully fitted kitchen, stunning sitting/dining room
- Large main bedroom with dressing area and ensuite
- Gas central heating. UPVC double glazing. Remainder of 10 year NHBC
- Private driveway and attached garage.
- Lovely, low-maintenance southerly rear garden

Description

*** **Guide Range: £525,000 to £550,000** *** An extremely spacious and well-presented four-bedroom semi-detached family house, pleasantly situated overlooking an open area/play area, within this popular development on the western outskirts of this sought after village. The property was constructed in around 2018 by Barratt Homes to their handsome Woodvale design and has well-proportioned accommodation over three floors. This includes a lovely, light and bright Sitting/Dining Room with Velux windows and patio doors within the Dining area, along with a magnificent main Bedroom on the top floor with dressing area and an ensuite shower room. Other featured include gas central heating, double glazed windows, and doors throughout, a private drive leading to the attached garage, along with a pretty, low-maintenance South facing rear garden. The property also has the remainder of the 10-year NHBC certificate, and an internal inspection is highly recommended.

Open Porch with composite front door to the **Entrance Hall** with display niche and luxury vinyl flooring that extends into the Kitchen and Cloakroom and Sitting Room. The **Cloakroom** has a low-level WC, corner pedestal wash hand basin, with splashback and extractor fan. The **Kitchen** is fitted in modern contemporary units with high gloss fronted units with heat resistant worksurfaces and upstands with drawers and cupboards, plus matching hanging wall cupboards over. One and a half bowl stainless steel sink top with monochrome tap. Integrated appliances including dishwasher. Electrolux oven with gas hob acrylic splashback and brushed Steel extractor canopy over. Integrated fridge/freezer, and Baumatic washing machine. Cupboard housing Ideal logic gas boiler. The superb **Sitting/Dining room** has a useful understairs storage cupboard, and a dining area with Velux windows and double-glazed casement doors to the rear patio.

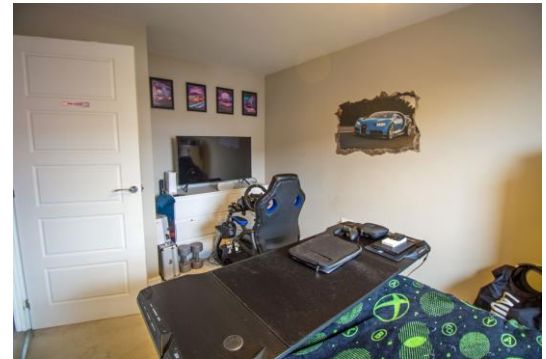
A return staircase leads from the Hall to the **First Floor Landing** with a cupboard housing Tribune hot water cylinder. A double **Bedroom** overlooks the rear of the property as does the single **Bedroom 4**, whilst a further double **Bedroom** overlooks the front and is currently used as a study. The **Family Bathroom** is fitted in a modern white suite comprising; panelled bath with mixer tap, and tiled surround, wash hand basin with tiled splashback, low-level WC and extractor fan.

A further staircase leads to the **Second Floor Landing** where there is a deep walk-in storage cupboard and a magnificent **Main Bedroom** that has a storage /dressing area, twin Velux windows overlooking the rear of the property. A door leads to the **Ensuite Shower** with vinyl flooring, walk-in tiled shower cubicle, wash hand basin with tiled splashback, low level WC, and extractor fan.

Outside is a small front garden with laid to lawn with some shrubs. A private driveway leads to the attached, single **Garage** that has an up and over door, electric light and power and a personnel door. The pretty, South facing rear garden has been designed for ease of maintenance having been laid to artificial lawn with mature flower and shrub beds and enclosed by panel fencing, with a paved patio ideal for al fresco dining. Outside water tap.

Location

Bishop Park is a popular development just off the highly sought-after West End Lane that is less than a mile to the vibrant High Street of Henfield. The High Street has a wealth of local shops, trades and services and the village has a thriving community with many varied events taking place throughout the year and many facilities including a health and sports centre, library, primary school and churches. In addition, there are many varied countryside walks very close-by, including the South Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway linking the North Downs Way in Surrey and the South Downs Way near Steyning. 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.





Henfield is situated between the A24 (approximately 5 miles to the North-West) and the A23 (approximately 4 miles to the East) both of which give good access to the major routes in the area including the M23/M25 and national motorway network.

Information

Property Reference: HJB02743

Photos & particulars prepared: March 2024 (Robert Turner MNAEA)

Services: All main services. N.B We understand there is a small annual service charge for the upkeep of the communal areas. (amount TBA)

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

Directions

Upon entering Bishops Park, drive to the end of Beverley Road, facing the area of green turn left and the property will be found on the left-hand side.

What Three Words: <https://w3w.co/paces.truly.supply>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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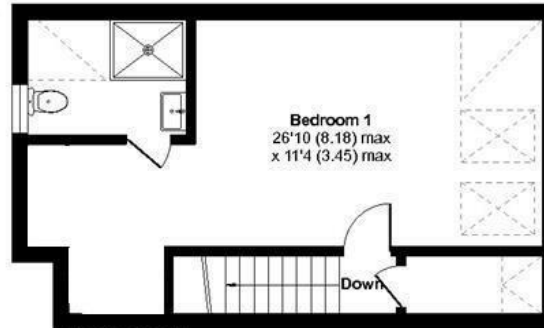
Borrer Drive, Henfield, BN5

Approximate Area = 1536 sq ft / 143 sq m (includes garage)

Limited Use Area(s) = 23 sq ft / 2 sq m

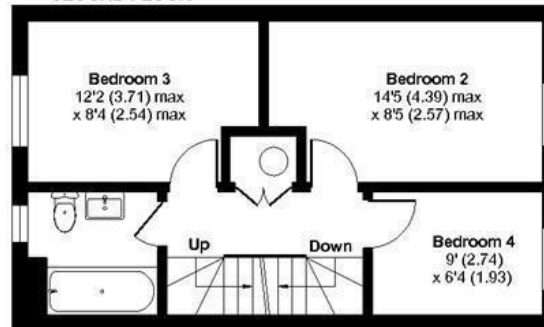
Total = 1559 sq ft / 145 sq m

For identification only - Not to scale

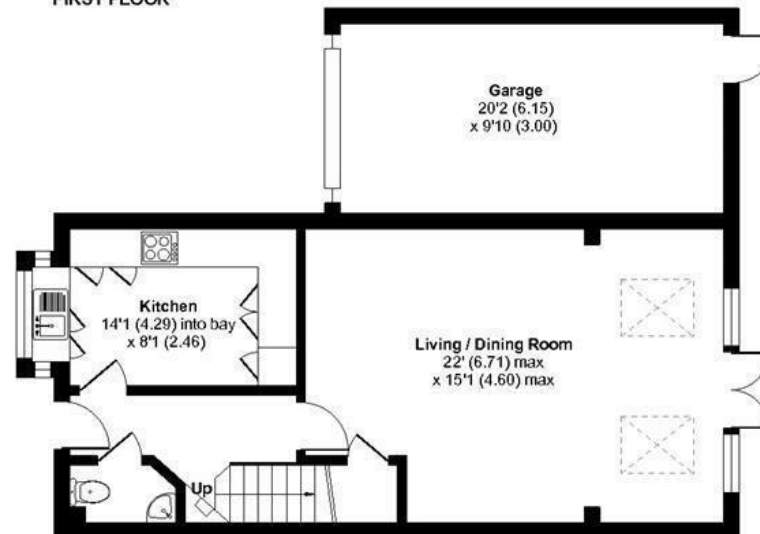


SECOND FLOOR

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.



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