



5 | Hollands Road | Henfield | West Sussex | BN5 9UJ

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



5 | Hollands Road | Henfield | West Sussex | BN5 9UJ

Asking Price: £420,000 | Freehold



- An attractive older style 3 bed semi-detached family house
- Situated in a mature residential area on the Western outskirts of Henfield
- Wide plot and a sizeable, well stocked 100' (approx) long rear garden
- Sitting/Dining Room with fireplace. Modern fitted Kitchen
- Rear Lobby, Cloakroom and Conservatory. 3 Bedrooms and Bathroom
- Off road parking and space for Garage (stnc)
- Double glazed windows and gas central heating
- Viewing recommended. EPC: D. Council Tax: C

### Description

A handsome older style semi-detached family house with a wide plot and pretty gardens including a well-stocked easterly rear garden measuring approx 100' with ample room for a garage, subject to the necessary consents. The property has sizeable rooms on two floors that include a sitting room with open fireplace, a modern kitchen with rear lobby and WC/potential utility, plus a conservatory. Whilst on the first floor are three good sized bedrooms and a bathroom. There is gas central heating and double-glazed windows, whilst outside is off road parking for several cars to the front. An internal inspection is highly recommended.

**Open Porch** and a composite front door lead to the **Entrance Hall** with a door leading to the lovely **Sitting/Dining Room** that has a Yorkstone open fireplace with alcoves either side, of the chimney breast. A double-glazed bay window overlooks the front garden. The good size **Kitchen** is fitted with a range of white high gloss fronted units with solid timber work surfaces and matching hanging wall cabinets and ample drawers and cupboards. One and a half bowl stainless steel sink top with mixer tap. Electrolux double oven and separate domino gas hob with Zanussi extractor canopy over. Decoglaze coloured glass upstands and splashbacks, concealed lighting, and timber floor. Spaces for domestic appliances. Door to the **Rear Lobby**, double glazed door to the side of the property and deep understairs storage cupboard housing, Potterton gas fire boiler. Latched door leading to Lobby with boiler cupboard and double-glazed door to outside. The **Cloakroom** has a low-level WC, small wash hand basin with splashback and double-glazed window with obscured glass. The rear lobby and toilet could potentially be altered into a utility room. The **Conservatory** was built in 2016 and has a timber floor with underfloor heating, plus double-glazed windows and casement doors leading into the rear garden.

A return staircase leads to the **First Floor Landing** with overstairs airing cupboard housing foam insulated, hot water cylinder and access panel leading to the roof space, which has a fluorescent strip light, and is boarded with insulation underneath. The main double **Bedroom** has a double-glazed window with pleasant outlook over the front garden and glimpses of open countryside, plus a decorative cast iron fireplace with raised grate. The second double **Bedroom** has a built-in linen cupboard and a UPVC double glazed window overlooking the rear garden. Whilst the third **Bedroom** also has a pleasant outlook over the rear garden. The **Bathroom** is fitted in a modern white suite comprising 'P' shaped bath with hand shower attachment, pedestal wash hand basin and low-level WC vinyl floor, mainly tiled walls, electric shaver point and double-glazed window with obscured glass.

**Outside:** The property occupies a lovely wide plot with a drive providing off road parking for several cars to the side and a pretty, secluded front garden with mature shrubs. A gated side access with timber shed and ample space for a garage (subject to the necessary consents) leads to the lovely rear garden that measures approximately 100 feet in length (from the gate) and comprises a paved patio area with outside water tap and outside power socket and ideal for al fresco dining. Raised brick retaining wall and steps lead to an area of lawn with well stocked flower and shrub borders and mature trees. Beyond which is another path leading to a vegetable garden and decorative pond, aluminium framed greenhouse and further timber potting shed. The delightful rear garden has an easterly aspect and is enclosed with a combination of panel fencing and mature hedging.

### Location

Hollands Road is a mature residential road of similar houses situated off West End Lane which is approximately 0.5 mile from the High Street and close to the Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway. Hollands Road itself has distant views towards the South Downs to the South. St Peter's C of E Primary School and the Leisure Centre are also within 0.5 miles. The thriving Henfield High Street has a wealth of local shops trades and services and forms the centre of the village which has an active community with varied events taking place throughout the year and with facilities including health and sports centre, library and churches of most denominations.





The City of Brighton & Hove (approx. 11 miles) offers an extensive range of all facilities as does Horsham (approx. 12 miles), whilst Mainline train services to London (Victoria) are available from Hassocks, which can be reached in about 15 minutes by car.

### Information

Property Reference: HJB02778

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

Services: All main services.

Local Authority: Horsham District Council Council Tax Band: 'C'

### Directions

At the North end of the High Street in Henfield, and opposite the White Hart pub, turn into Church Street and continue along this road, over the mini-roundabout and after a short time this becomes Upper Station Road and then eventually West End Lane. Hollands Road will be seen on the left just past Station Road. What Three Words: <https://w3w.co/styled.curly.flamed>

### Viewing

An internal inspection is strictly by appointment with:

#### H.J. BURT Henfield

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

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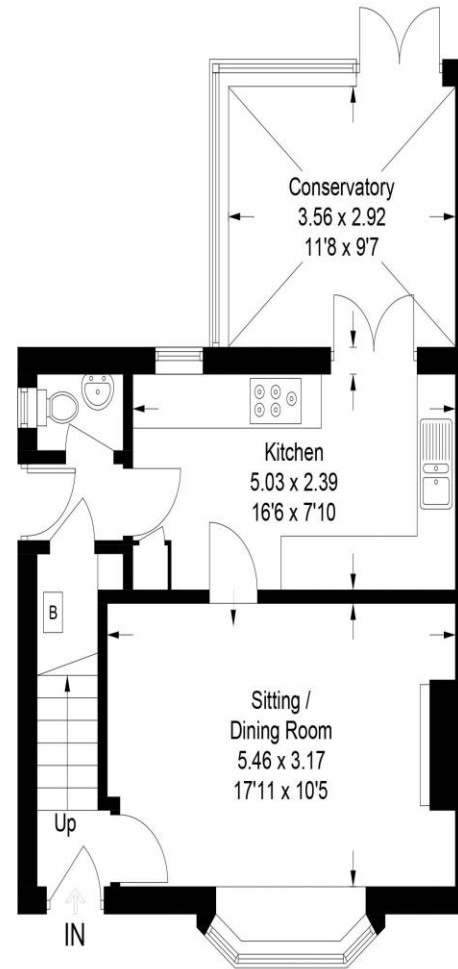
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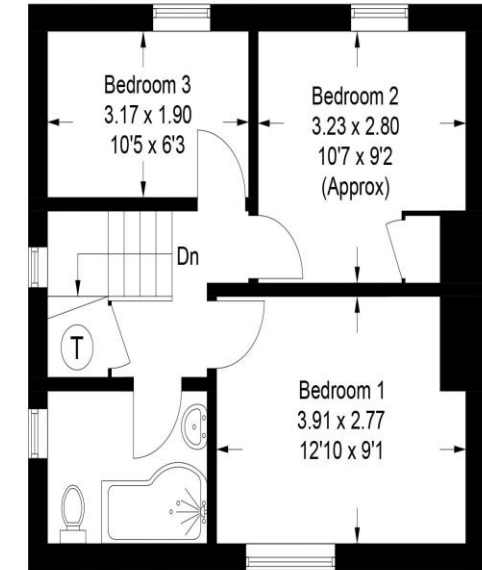
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## Hollands Road, BN5

Approximate Gross Internal Area = 86.5 sq m / 931 sq ft



Ground Floor



First Floor

PRODUCED FOR H.J. BURT ESTATE AGENTS.

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.(ID1065545)

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