



16 | Wantley Hill Estate | Henfield | West Sussex | BN5 9JR

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







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Asking Price: £365,000 | Freehold



- Well-presented 1930's two-bedroom semi-detached property.
- New roof and refitted kitchen in 2021.
- Useful utility, lobby and garden room.
- Two double bedrooms and first floor wet room.
- Easily manageable South facing rear courtyard garden.
- Double glazed windows and gas fired central heating.
- EPC: D. COUNCIL TAX: C

### Description

An extremely well presented 1930's two-bedroom semi-detached house that has been extended over the years and improved over the last 3 years to include a new roof and a newly refitted kitchen with Quartz worktops. On the ground floor is a sitting room that leads to the kitchen, this then leads to a rear lobby with utility and garden room. Whilst on the first floor are two double bedrooms and a wet room. There are double glazed windows throughout, along with gas central heating and a good-sized front garden with parking for at least 2 cars. To the rear of the property is a small but easy to maintain South facing rear courtyard garden. There is no onward chain, and an internal inspection is highly recommended.

A stable door with outside light point leads to an **Entrance Lobby** that in turn leads via a double glazed door to **Entrance Hall** and in turn into the **Sitting Room** that has a feature gas flame effect fire with stone surround and mantel. Understairs storage cupboard. The **Kitchen** was refitted in 2021 in a range of high gloss white fronted units with Quartz work surfaces, upstands and matching hanging wall cabinets with subway tiled splashbacks. Deep glazed sink with mixer tap, integrated appliances that include a Zanussi dishwasher, Bosch oven with AEG induction hob and Bosch microwave together with an integrated Zanussi fridge and freezer. Space and plumbing for washing machine and tumble dryer. Vinyl floor. A door leads to the **Rear Lobby** with a double-glazed door the rear garden. A further door to **Utility Room** with worksurface and space for domestic appliances. Ideal Logic Heat 18 gas fired boiler. The utility room leads to a double aspect **Garden Room** with double glazed windows overlooking the side and rear of the property. Stairs lead from the entrance hall to the **First Floor Landing** where there is an access panel to the roof space. The principal **Bedroom** is a good-sized double room with built-in wardrobe and double-glazed window overlooking the front of the property. The second double

**Bedroom** has a built-in airing cupboard with a foam insulated hot water cylinder and immersion heater. Double glazed window overlooking the rear of the property. The **Wet Room/Shower Room** has a walk-in shower with Mira electric shower, tiled surround, wash hand basin with tiled splashback, low level w.c. shaver point, extractor fan and vinyl flooring.

**Outside** The property is approached by a five-bar gate with a paved drive with parking for two cars. The front garden is enclosed by panelled fencing with an area of level lawn and mature flower and shrub borders with railway sleepers. There is a gated side access leading to the small, triangular shaped South facing rear garden that is paved and enclosed by panel fencing. Outside water tap.

### Location

The property is situated on the edge of an established development on the northern periphery of Henfield village, just off London Road and within easy reach of the main facilities in the High Street. 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 with facilities including a health and sports centre, primary school, library and churches of most denominations. In addition, there are many varied countryside walks close-by, including the Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway.













## Information

Property Reference: HJB02820

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

Services: All main services

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

## Directions

Lead out of the village along the A281 London Road to the large mini roundabout, taking the first turning on the right into the Wantley Hill Estate. Turn left and then right and the property will be found on the righthand side. What Three Words: <https://w3w.co/intricate.sometime.hopes>

## 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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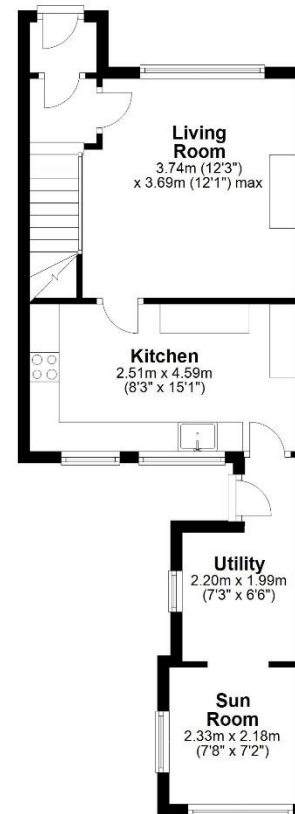
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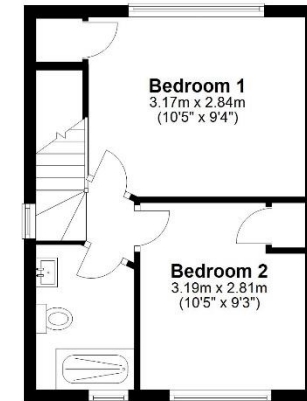
### Ground Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



### First Floor

Approx. 29.1 sq. metres (313.7 sq. feet)



Total area: approx. 70.3 sq. metres (756.9 sq. feet)

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