



1 Barn Cottages | Staples Barn Lane | Henfield | West Sussex | BN5 9PR

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £315,000 | Freehold



- Modern 2 Bedroom Semi-detached house.
- EPC: D. COUNCIL TAX: C
- Ideal for first time buyers or investors
- Situated close to countryside walks
- East facing garden. Two tandem parking spaces
- Gas central heating. Double glazed windows
- No onward chain

Description

A modern and attractive semi-detached property pleasantly situated close to countryside walks and within reach of the local primary school. The property has accommodation over two floors comprising: open porch, hall, kitchen, sitting/dining room, two bedrooms and a bathroom. There is an Easterly rear garden and, we understand, two allocated parking spaces in the adjacent parking area. The property offers an excellent opportunity for a first purchase or indeed an investor, and we would suggest that after a little updating, a figure approaching £1200 per calendar month, could be achieved. There is no onward chain, and an internal inspection is highly recommended.

Open Covered Porch with a UPVC front door leading to the **Entrance Hall** with laminate flooring and an understairs storage cupboard. Sliding door to **Kitchen** that is fitted in a range of cream fronted units with heat resistant worksurfaces, drawers and cupboards and matching hanging wall cabinets over. Single drainer sink top with monochrome tap. Neff oven with Neff 4-ring, gas hob and extractor over, tiled splashback. Laminate flooring, Potterton Netaheat gas fired boiler on programmer control unit, Logic fridge/freezer, double glazed window. The **sitting room** has double glazed casement doors to the east facing rear garden.

A return staircase leads to the **First-Floor Landing** with access panel to roof space. Airing cupboard housing foam insulated, hot water cylinder with immersion heater and slatted shelving. The main **Bedroom** has double glazed window overlooking the front of the property. Built-in wardrobe cupboard and a range of fitted wardrobe cupboards with mirrored sliding doors. The second **Bedroom** has double glazed window with a pleasant outlook over the rear garden and the neighbouring gardens. The **Bathroom** has a pampas coloured suite, comprising panelled bath, and hand shower attachment, pedestal, wash

hand basin, low-level WC, half tiled walls. Double radiator and double-glazed window with obscured glass.

Outside: to the front of the property is a small flower bed, whilst the easterly rear garden is accessed by a gated side access and comprises an area of level lawn with the flower bed, screened by a combination of laurel hedging and panelled fencing. Small paved patio area and timber garden shed. We understand there are two allocated tandem parking spaces within the area to the side of the property.

Location

The property is situated approximately just over half a mile from the village High Street, that 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, library and churches of most denominations. St Peter's Primary School is within comfortable walking distance of the property, whilst Secondary schooling is available at Steyning Grammar. There is access nearby to the Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway.





Information

Property Reference: HJB02752

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

Services: All main services

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

Directions

From Henfield High Street proceed along Church Street, that becomes Upper Station Road. Pass over the roundabout with Broomfield Road turning right to Staples Barn Lane, where the property will be found on the right-hand side.

What Three Words: <https://w3w.co/exporters.desire.explains>

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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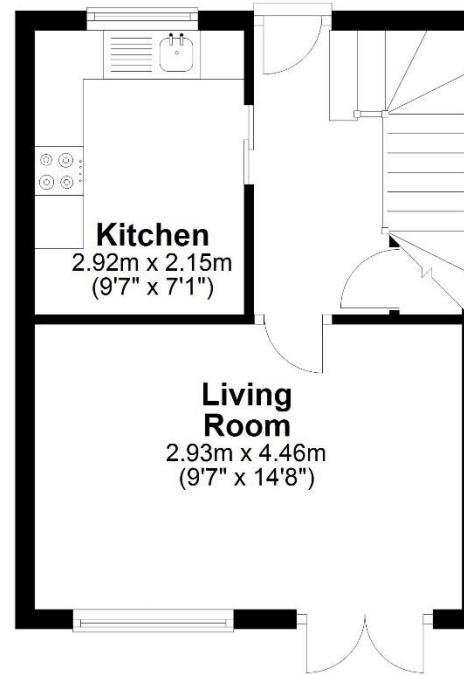
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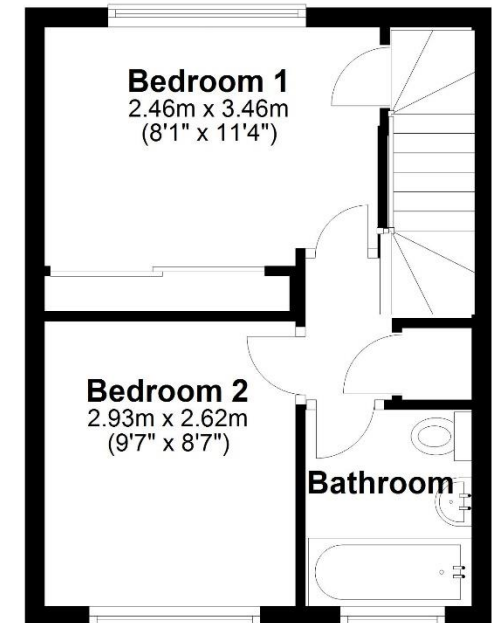
Ground Floor

Approx. 26.3 sq. metres (283.4 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.4 sq. feet)



Total area: approx. 52.7 sq. metres (566.8 sq. feet)

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