



25 | Beechings | Henfield | West Sussex | BN5 9XB

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



25 | Beechings | Henfield | West Sussex | BN5 9XB

Guide Price: £325,000 | Freehold



- Three-bedroom mid terrace property
- Close to countryside walks
- Pretty east facing rear garden
- Sitting room with decorative fireplace. Dining area
- Kitchen and conservatory. Parking and Garage
- Double glazed windows and cavity wall insulation
- EPC: E. COUNCIL TAX: BAND D

### Description

A mid terrace house situated in a small close of similar properties close to the Downs Link and within reach of St Peter's Primary School. The property has the added benefit of double-glazed windows and external doors, pretty east facing rear garden designed for ease of maintenance, off-road parking and a garage with additional parking space to the front. Other features include three bedrooms, shower room, a sitting room with dining room, and a kitchen with a conservatory. An internal inspection of this property, that is considered ideal for investors or first-time buyers, is highly recommended.

An **Open Covered Porch** leads via a double-glazed front door to the **Entrance Hall** and on into the **Sitting Room**. Decorative fireplace with granite hearth, large, double-glazed window. The sitting room leads into the **Dining Room** where there is a deep understairs storage cupboard and double-glazed window with a pleasant outlook over the rear garden. The **Kitchen** is fitted in the range of dark timber fronted units with matching hanging wall cabinets and tiled work surfaces and matching part-tiled walls. Single drainer sink top with Flexi tap. Space and plumbing for automatic washing machine and slimline dishwasher, electric cooker point with extractor over. Space for fridge/freezer, further work surface with drawers and cupboards under, vinyl floor. Double glazed door leads to the **Conservatory** has a vinyl tiled floor, Dimplex storage heater and a double-glazed doors with cat flap to the rear garden.

Stairs lead to the **First Floor Landing** with access panel to the roof space. The principal **Bedroom** has built-in double wardrobe cupboards with sliding doors and double-glazed windows overlooking the rear garden. The second double **Bedroom** also has fitted wardrobe cupboards with sliding doors and an airing cupboard housing lagged hot water cylinder and immersion heater Double glazed window. The third **Bedroom** is currently used as a hobby room and has a double-glazed window. The **Bathroom** has a walk-in

shower with Mira electric shower unit with fitted shower screens, low level WC, pedestal wash hand basin with period style fittings. Mainly tiled walls, radiator and duplex fan heater.

**Outside:** to the front of the property is a block paved driveway and mature shrubs, whilst the pretty east facing rear garden has been designed for ease of maintenance being tiered with a paved patio area, raised flowerbeds and sitting out area and decorative fishpond on the second tier and on the third tier is a further sitting out area and a rear gate leading to Station Road. There is a single **Garage** situated in a nearby block with parking space in front (first garage to the left in the block opposite).

### Location

Beechings is a small close of similar houses situated just off Station Road and is approximately 0.5 mile from the High Street and within reach of amenities such as the Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway linking the North Downs Way in Surrey with the South Downs Way near Steyning, whilst St Peter's C of E Primary School is 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: HJB02865

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

Services: All main services. Heating is currently run by Baxi gas convector heaters, one of which needs replacing so the gas has been disconnected.

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

## Directions

From our offices in the High Street, proceed in a southerly direction towards Shoreham. After the fire station, turn right into Nep Town Road and follow the road along. After approximately half a mile it will become Dropping Holms, this in turn leads into Lower Station Road. Turn right into Station Road, and Beechings is situated on the left-hand side. What three words: <https://w3w.co/limitless.wonderfully.equity>

## Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Henfield**

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

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

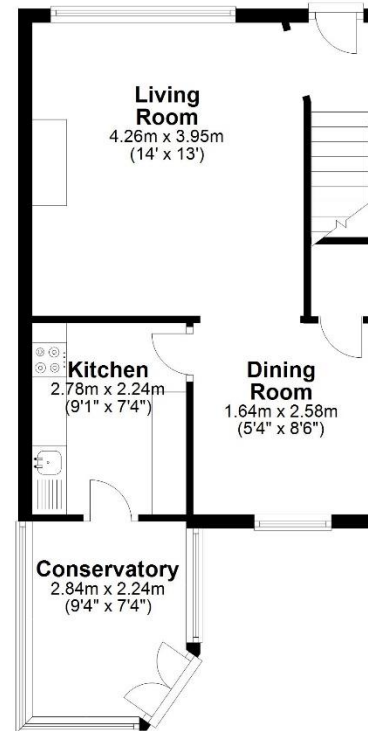
 Find us @H.J.Burt



**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

### Ground Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



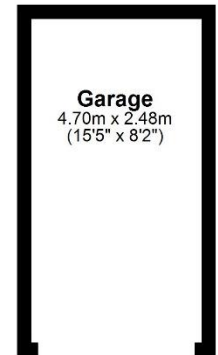
### First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



### Garage

Approx. 11.7 sq. metres (125.5 sq. feet)



Total area: approx. 86.7 sq. metres (933.1 sq. feet)

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

**rightmove**  
find your happy

UKLANDand  
FARMS.co.uk

**ZOPLA**

**PrimeLocation.com**

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