



1 Eastern Terrace | Furners Lane | Henfield | West Sussex | BN5 9HR

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £339,950 | Freehold



- Charming two bedroom Grade II Listed cottage
- Highly convenient location yet within reach of countryside walks
- Pretty garden with outhouse and private drive to the rear
- First floor interconnecting bathroom
- Sitting room with woodburner. Well fitted kitchen
- Gas central heating some double-glazed windows
- Council Tax: C. EPC: D

Description

A most attractive listed period cottage with slate elevations under a slate roof in the end terrace version of a row of similar cottages, with the added of a private driveway to the rear. This charming, light and bright cottage has a sitting room with a wood burner, whilst the kitchen/dining room overlooks the rear garden comprises a Belfast sink with timber worksurfaces and matching hanging wall cabinets. The two first floor bedrooms have an interconnecting bathroom which can be accessed from either of the bedrooms. There are pretty gardens including a west facing rear garden with a brick outhouse and an off-road parking space for one car. The cottage further benefits from pine internal doors, gas central heating and some double-glazed windows. An internal inspection is highly recommended.

A panelled front door leads to the lovely sitting room with a terracotta tiled floor and multi paned double glazed casement windows overlooking the front of the property. There is a brick open fireplace with a stone hearth, timber surround and small bressummer beam and a woodburning stove. Recess with rustic timber shelving. The kitchen is fitted in range of cream fronted units with timber work surfaces and matching hanging wall cabinet. Part tiled walls, terracotta floor and one wall in painted brick. Monobloc tap with a deep glazed 'Belfast' sink, adjoining work services with drawers and cupboards under. AEG oven with AEG four ring halogen hob and extractor over, integrated dishwasher. housing Worcester combination boiler further cupboard housing electricity meters. Understairs storage area with space for fridge freezer. Braced door leading to the rear garden

The main bedroom has a brick fireplace and one wall in exposed brick, along with a pine door, useful overstairs storage cupboard and a double glazed multi paned window with a

pleasant outlook over the front garden and along Furners Lane. The second bedroom also has a pine door and one wall in exposed brick plus an access panel into the roof space. A multi paned double glazed window overlooks the rear garden. The interconnecting bathroom serves both bedrooms with pine doors leading to each. The bathroom is fitted in a white suite comprising panelled bath with hand shower attachment, pedestal wash hand basin and a low level WC. Radiator with electric towel rail over, tiled floor, extractor fan and Crittall window with coloured obscured glass.

Outside There is a paved front garden enclosed by picket fencing, whilst the pretty west facing rear garden has a side access gate with a block paved path, area of level lawn and a sunny paved patio area. To the rear is a useful brick built outhouse with a high level cistern WC that is currently disconnected but could be reinstated. A further gate leads to a further timber store and the private driveway with off road parking for one car.

Location

The property is pleasantly situated on the corner of a lane within easy reach of the centre of Henfield which offers a wealth of local shops, trades and services with thriving community with many varied events taking place throughout the year with facilities including health and sports centre, library, school and churches of most denominations. In addition there are many varied countryside walks directly from the property. 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 (seafront) to the South-East and Horsham approximately 11 miles to the North. Both offer an excellent range of 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 provide good access to the major routes in the area including the M23/M25 and the national motorway network. There are also a good range of both private and state schools in the area.

Information

Property Reference: HJB02947

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

Services: All main services.

N.B. There is a right of way along the rear of the cottages at Easton Terrace.

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





Directions

From Henfield High Street, take the turning right just the White Hart Public House, where the property will be found on the right hand side on the corner of Furners Mead.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

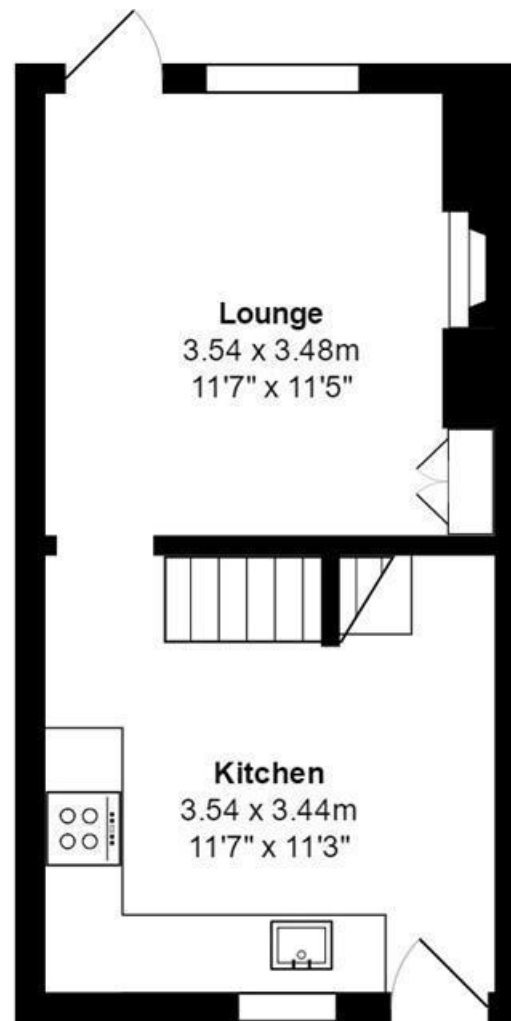
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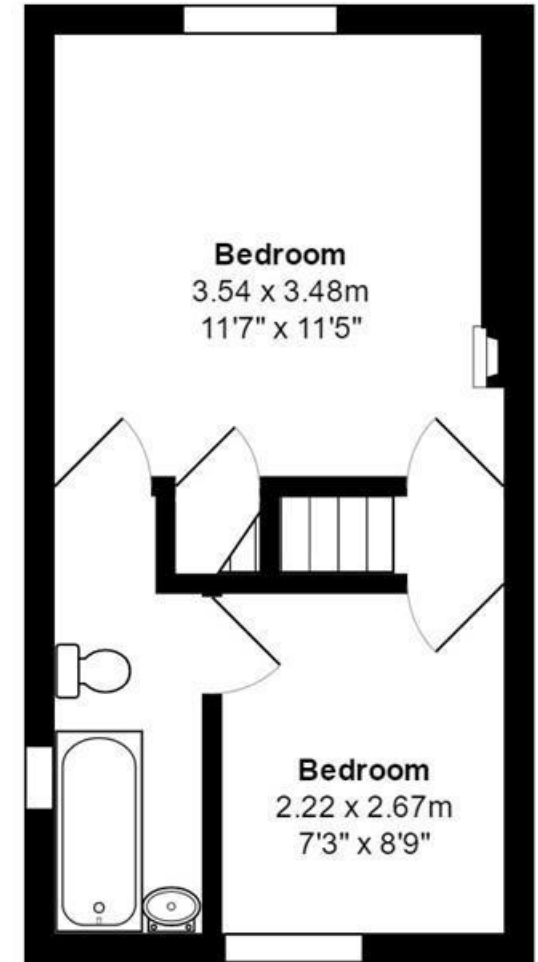
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Area: 25.0 m² ... 269 ft²



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Total Area: 50.0 m² ... 538 ft²

All measurements are approximate and for display purposes only

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