



2 Brewery Cottages | The Street | Poynings | West Sussex | BN45 7AR

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £375,000 | Freehold



- Pretty period two-bedroom terraced cottage
- Situated in a rural hamlet in the heart of the South Downs National Park
- Sizeable rear garden with southerly aspect
- Contemporary kitchen with some integrated appliances
- Redecorated and refurbished, plus newly fitted shower room.
- Double glazed windows, electric central heating. No onward chain
- EPC: E. COUNCIL TAX: C

Description

An utterly charming period two-bedroom terraced cottage situated in a lovely rural Hamlet in the heart of the South Downs National Park with a good size rear garden. The property has been in the same family for four generations having been completely redecorated and refurbished in recent years. This includes new floor coverings throughout, a recently refitted shower room and a contemporary kitchen. There are double glazed windows throughout and the property is heated by way of a modern electric central heating system. Considered ideal for couples, single occupants or indeed investment buyers, internal inspection of this pretty cottage is highly recommended.

A front door leads to the charming **Sitting Room** that has part panelled walls and display niches fitted with shelving and cupboards. Luxury vinyl flooring extends throughout the whole of the ground floor. The **Kitchen** has been recently refitted in a range of grey coloured contemporary units with timber work surfaces and grey subway tiles. Integrated appliances include refrigerator, freezer, Lamona oven and matching four ring halogen hob and extractor over with glazed splashback. Integrated washing machine. **Rear Lobby** with a recently replaced stable type double glazed door leading to the garden. Recently replaced **Shower Room** comprising a wide walk-in shower with timber style surround, deluge head and further hand shower attachment. Wash hand basin with vanity unit with fluted timber drawers, plus demister mirror over, low level WC. and extractor fan.

Stairs lead to the **First Floor Landing** with access panel to roof space. The main **Bedroom** has two built-in cupboards, one of which houses the electric central heating boiler and hot water cylinder. Pleasant outlook over the front of the property. The second **Bedroom** has outstanding views towards the South Downs.

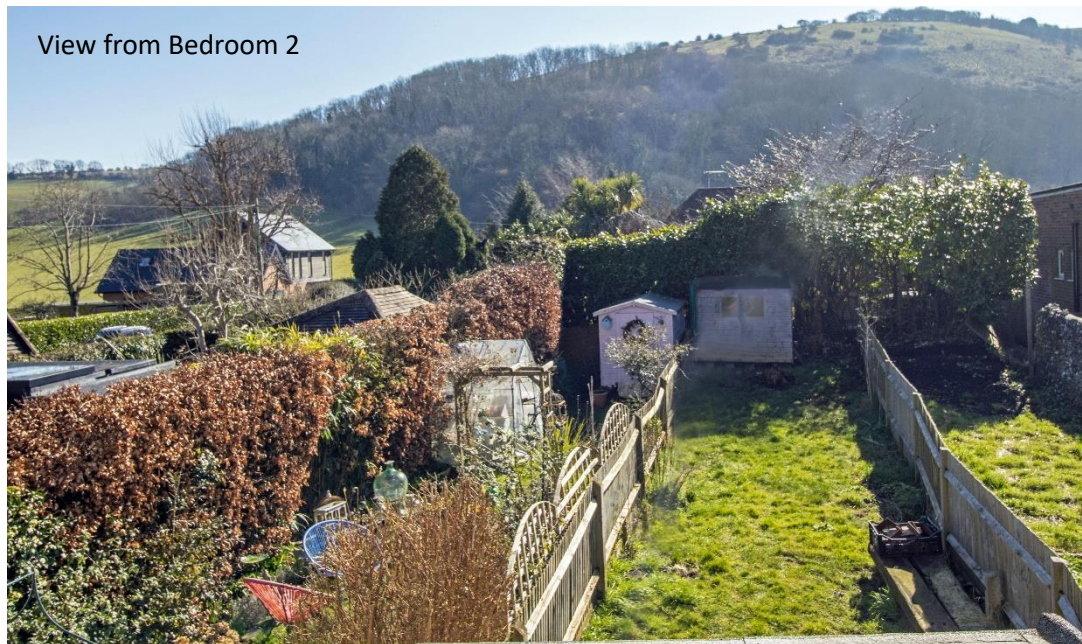
Outside is a sizable rear garden with a southerly aspect and enclosed by panel fencing with ample space for alfresco dining and superb views of the South Downs. Outside water tap and gated access for the neighbouring properties, timber garden shed at the rear. In all the sunny garden measures approximately 68 feet in length by 12 feet.

Location

2 Brewery Cottages is situated in a sought-after and popular location in the desirable rural hamlet of Poynings, which is set in the South Downs National Park. The hamlet has a close community and is home to the popular Royal Oak Public House and there are numerous footpaths and bridle ways providing walking and riding nearby. The village of Henfield, with its many local shops and variety of trades and services, is approximately five miles to the north, whilst Hassocks is approximately seven miles to the east. The City of Brighton & Hove (approx. 6 miles) offers an extensive range of all facilities.

Mainline train services to London (Victoria) are available from Hassocks, within a convenient travelling distance, and access to the A23/M23 is approx. 1 mile away.

View from Bedroom 2







Information

Property Reference: HJB02903

Photos & particulars prepared: March 2025 (Robert Turner MNAEA)

Services: Mains electric water and drainage. Electric central heating. N.B We understand a new pressurised system for the shower has been installed recently as has a new hot water cylinder. Tiles have been replaced at the rear of the property eradicating the damp at the rear elevation. This will take some time to dry out so some staining may reappear in the rear bedroom. The rear of the property will be redecorated in the next couple of months or so, as will the steps of all three of the cottages leading to the front doors. Firewalls in the loft space have recently been installed.

Local Authority: Mid Sussex District Council Council Tax Band: 'C'

Directions

From Henfield proceed in a southerly direction to the first mini roundabout taking the A281 signposted to Brighton. Continue along this road for approximately three miles, and at the first mini roundabout, take the right turning to Poyning's. Continue along this lane, and 2 Brewery Cottages can be found on the left-hand side just past The Royal Oak Public House. What Three words:dialect.adhesive.opera

Viewing

An internal inspection is strictly by appointment with:

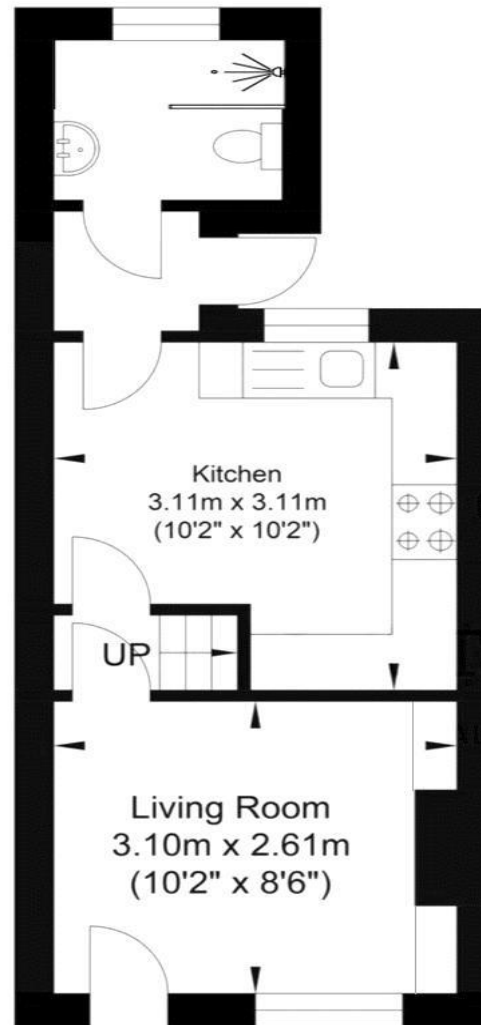
H.J. BURT Henfield

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

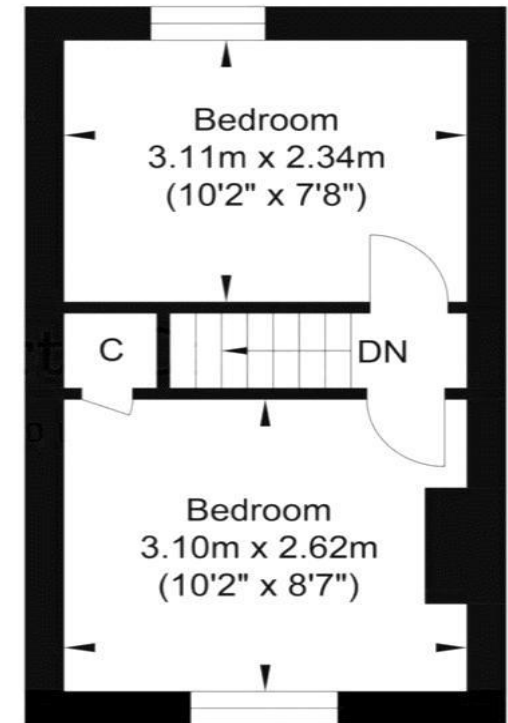
01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk



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Ground Floor
Approximate Floor Area
237.02 sq ft
(22.02 sq m)



First Floor
Approximate Floor Area
194.82 sq ft
(18.10 sq m)

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