



Whitegates | Faircox Lane | Henfield | West Sussex | BN5 9PD

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £710,000 | Freehold



- Superb four-bedroom detached family house
- Situated in a peaceful & desirable setting at the end of a private lane
- Easy access to the High Street, Primary School & Downs Link
- 18'7 Sitting Room, 17'4 Family/Dining Room, Study
- Kitchen, Utility and Rear Lobby with Cloakroom
- Three Double Bedrooms, One Single Bedroom & Two bathrooms
- Attached 22'8 Tandem Garage, ample parking
- Lovely South & West facing Rear Garden
- Double glazed windows, cavity wall insulation, recently replaced boiler
- EPC: E. COUNCIL TAX: G

Description

A rare opportunity to purchase an individual detached house occupying a large plot in a quiet off-road location at the very end of a charming, private lane. The property has bright and spacious accommodation over two floors that offers flexibility and practicality for a modern family. The ground floor has three Reception Rooms, plus Kitchen, Utility and a Rear Lobby with Cloakroom, whilst on the first floor there is a Master Bedroom with ensuite, three further Bedrooms and a Family Bathroom. There is a drive and an additional space providing ample parking for 4/5 cars, a tandem Garage, a front garden plus an attractive South/west facing rear garden with a raised patio. There are double glazed windows, the gas boiler has recently been replaced in recent years, whilst the property also has the added benefit of cavity wall insulation.

The **Entrance Porch** has double doors leading to the Hall where there are two storage cupboards and a door leading to the **Study** and a further door leading to the **Sitting Room** that has a feature stone effect fireplace with gas flame effect fire and a square bay window with lovely outlook over the front garden. The **Kitchen** has been fitted in modern cream fronted units with a porcelain tiled floor and opens up into an 'L' shaped Family/Dining Room that has a tiled floor and double-glazed French doors leading to the Patio area. Beyond the Kitchen is a useful **Utility Area**, **Rear Lobby** and **Cloakroom**.

Stairs lead from the Entrance Hall to a split **Landing** with a display niche and further steps leading to the **Main Bedroom** that has fitted wardrobe cupboards and **En Suite Shower Room**. Further steps lead from the Landing to the remaining **Bedrooms**, two double and

one single, currently used as an Office. The second Bedroom overlooks the front garden, whilst the third Bedroom has a built-in wardrobe cupboard and a pleasant outlook over the rear garden. The **Family Bathroom** is fitted in a modern white suite with a recently replaced 'P' shaped bath with shower over, close coupled WC., wash hand basin and heated towel rail. A cupboard houses the recently installed Worcester Bosch gas boiler.

Outside: there are double wooden gates that lead to the 'Y' shaped driveway with parking for several cars leading to the **Attached Tandem Garage** that is approximately 22'8 in length with an up and over door, a useful store cupboard and rear personal door. The Front Garden is laid mainly to lawn with flower borders, various shrubs and trees including a Cherry Blossom. There are sunblinds to the Sitting Room, Study and Family Room/Dining Room windows. There is a gated access to a South facing paved area to the side with access to a useful external storage cupboard attached to the house. This area leads to the pretty, sunny West facing Rear Garden where there is an area of lawn, a raised paved patio with planter, a play area and a further enclosed decking area, ideal for Al Fresco dining. To the Southern boundary is a small stream. Outside light. The gardens are secluded being enclosed by a combination of hedging and fencing.







Location

The property is close to a network of 'Twittens' providing walking access to the thriving High Street as well as 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 near Steyning. St Peter's C of E Primary School is only about a quarter of a mile, whilst Henfield Leisure Centre is less than half a mile. The High Street has a wealth of local shops, trades and services and forms the centre of the village, which has an active community and varied events taking place throughout the year, and with excellent facilities including health centre, library, and churches of most denominations.

Information

Property Reference: HJB02546

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

Services: All main services. N.B. We understand that as Faircox Lane is a private road, there is a monthly maintenance charge of around £10 per household (to be verified). **Local Authority:** Horsham District Council **Council Tax Band:** 'G'

Directions

From our offices in the High Street, proceed North taking the fourth left into Church Street, follow this road over the twin mini roundabouts, taking the left hand turning into Faircox Lane, where the property will be seen at the very end through a pair of white gates.

What Three Words: w3w.co/congas.hungry.outbound

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

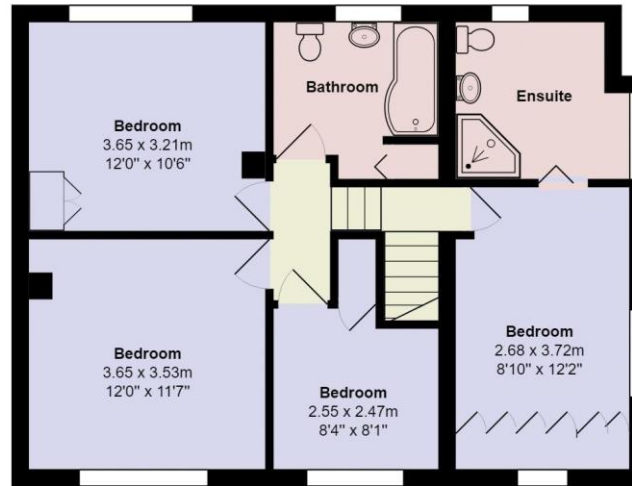
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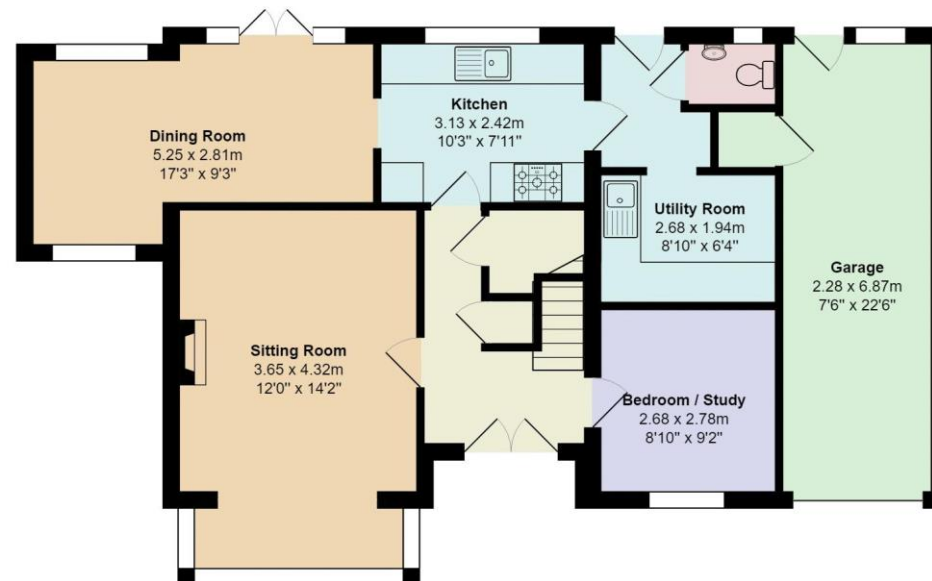


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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.





First Floor
Area: 63.3 m² ... 682 ft²



Ground Floor
Area: 87.8 m² ... 945 ft²

Total Area: 151.1 m² ... 1627 ft²

All measurements are approximate and for display purposes only





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