



61 | Wantley Hill Estate | Henfield | West Sussex | BN5 9JT

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £365,000 | Freehold



- Three-bedroom older style semi-detached family house
- Occupying a sizeable plot in a mature residential area
- 17'6 Sitting Room, Dining Room, 18'5 Kitchen
- Three double bedrooms, modern Shower Room
- uPVC tilt and turn windows, gas central heating
- Good size gardens with useful outbuildings. Private drive
- No onward Chain. EPC: C COUNCIL TAX: C

Description

An older style three-bedroom semi-detached family home benefiting from uPVC double glazing and gas fired central heating, with good size gardens and off-road parking. The property is situated in a mature residential area, having been recently redecorated and features useful outbuildings and room for extension, subject to any necessary consents. There is spacious accommodation on two floors including 18'6 long sitting room and kitchen, plus a separate dining room, whilst there are three good sized bedrooms and a modern shower room on the first floor. Ideal for families or investors, there is no onward chain and an internal inspection is highly recommended.

A UPVC front door leads to the **Entrance Hall** where there is an understairs storage cupboard with electricity meter. A panelled door leads to the **Dining Room** that has a pleasant outlook over the rear garden and a Yorkstone fireplace with timber mantle and stone hearth. An archway leads through to the **Sitting Room** overlooks the front of the property and has a former fireplace. A panelled door leads to the **Kitchen** that is fitted in cream fronted units with laminated worksurfaces and matching wall cabinets. Single drainer stainless steel sink top with monochrome tap, panelled walls, spaces for domestic appliances, extractor fan, wall mounted Worcester gas fired combination boiler. Double glazed UPVC door to the rear garden. A return staircase leads to the **First Floor Landing** access panel to roof space. Built in linen cupboard. The main **Bedroom** overlooks the rear garden and has a built-in overstairs wardrobe cupboard, whilst the other two double **Bedrooms** overlook the front of the property and the rear of the property respectively. The modern fitted **Shower Room** has fully tiled walls and floor with a large walk-in shower unit with shower screen, pedestal wash hand basin, & low-level WC. Double glazed window with obscured glass.

Outside. From the door for the kitchen is a covered area attached to a brick **Outbuilding** that comprises an outside WC, further useful storage with power and double-glazed door and to the rear of which, is a further useful store with power that could be used as a utility room. In common with other properties in the road, this useful outbuilding could form part of an extension (subject to the necessary consents). Outside water tap.

There is a gravel driveway with off-road parking for one car. The property has gardens to three sides with the front garden laid to lawn with decorative rockery and an area laid to pea shingle. A concrete pathway leads down the side of the property where there is an aluminium framed **Greenhouse** and a large **Timber Garden Shed** with light and power, with a further area laid to pea shingle beyond. Directly to the rear of the property, is a paved patio area and to the rear of the garden is a concrete base for use as a hardstanding. The sunny rear garden has a Westerly aspect, is enclosed by panel fencing and measures approximately 42' max x 36' from the rear of the property) plus the area to the side, that measures a further 42' x 21' approx.

Location

The property is situated within an established development on the northern periphery of Henfield village, just off London Road and within easy reach of the main facilities in the High Street as well as the medical centre, Mallards dental surgery, leisure centre and St Peter's primary school. The High Street itself 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 library and churches of most denominations. In addition, there are many varied countryside walks close-by, including Henfield Common and the Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway.







Information

Property Reference: 34586

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

Services: All main services. EICR Certificate valid until 2026.

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

Directions

Proceed North along the High Street, passing Coopers Way, Furners Lane & Nyes Close on your right. Take the turning right into Wantley Hill. and follow the road around to the right then left, where the property will be seen after some distance on the left.

What Three words: <https://w3w.co/hillsides.sundial.exists>

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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Wantley Hill Estate, BN5

Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft

Outbuilding = 7.8 sq m / 84 sq ft

Total = 100.9 sq m / 1086 sq ft



PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2025.(ID1186355)

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