



49 | Fletcher Way | Henfield | West Sussex | BN5 9FR

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







49 | Fletcher Way | Henfield | West Sussex | BN5 9FR

Asking Price: £499,950 | Freehold



- Superb 4-bedroom semi-detached property
- With lovely outlook over open countryside
- Extremely spacious accommodation over three floors
- Fully fitted kitchen, stunning sitting/dining room
- Large main bedroom with dressing area and ensuite
- Gas central heating. UPVC double glazing. Remainder of 10-year NHBC
- Private driveway. Lovely, low-maintenance southerly rear garden
- No onward chain. COUNCIL TAX: E. EPC: B

### Description

An extremely spacious and well-presented four-bedroom semi-detached family house pleasantly situated at the rear of this popular development, overlooking open countryside to the North. The property was constructed in around 2018 by Barratt Homes to their handsome Woodvale design and has well-proportioned accommodation over three floors. This includes a lovely, light and bright Sitting/Dining Room with Velux windows and patio doors within the Dining area, along with a magnificent main Bedroom on the top floor with dressing area and an ensuite shower room. Other featured include gas central heating, double glazed windows, and doors throughout, a private drive, along with a pretty, low-maintenance South facing rear garden. The property also has the remainder of the 10-year NHBC certificate, and an internal inspection is highly recommended.

**Open Covered Porch** with outside light point leads via a composite front door to the **Entrance Hall** with vinyl wood effect flooring continues into the sitting room. **Cloakroom** with low-level WC corner wash and base tile splashback extractor fan and vinyl flooring. The **Kitchen** is fitted with a range of contemporary high gloss grey fronted units with Laminated work surfaces and matching up stand. Matching hanging cabinets. One and a half bowl single drain a stainless-steel sink top with monogram tap in bay window with a pleasant outlook to the front of the property and the fields beyond. Integrated appliances include dishwasher, fridge freezer, Hotpoint washing machine, oven with four-ring gas hob and extractor canopy over plus glazed splashback. Cupboard housing Ideal Logic gas five boiler. The superb **Sitting/Dining Room** has a walk-in storage cupboard and a further understairs storage cupboard. The dining area has two skylights and double-glazed casement doors leading onto the sunny patio area.

Stairs with display niche lead to the **First Floor Landing**. Airing cupboard housing Tribune hot water cylinder. There are three bedrooms on this floor, the second **Bedroom** has a delightful outlook over the fields to the north, whilst the other two **Bedrooms** overlook the rear garden. The modern **Bathroom** is fitted in a white suite comprising panel bath with tile surround. Low level WC pedestal wash and base with tile splashback vinyl flooring and extractor fan. Double window with obscured glass a further staircase leads from the landing to the **Second Floor**, where there is a deep walk-in cupboard and a superb principal **Bedroom** that has two skylights with a pleasant outlook over the rear garden. Access to roof space. **Dressing Area** with a range of deep built-in wardrobe cupboards and an **Ensuite Shower Room** with tiled shower cubicle pedestal wash and basement tile splashback low-level WC vinyl flooring shaver point extractor fan and double-glazed windows with obscure glass with views over the countryside of the north.

**Outside** to the front of the property is a driveway with parking for two cars, with an electric vehicle charging pod. Front garden with gated access leads to the extremely sunny South facing rear garden, that has a paved patio area with a path laid to shingle with timber steps leading via areas of artificial lawn to an enclosed raised decked area, ideal for alfresco dining. **Timber Garden Shed**, outside water tap

### Location

Bishop Park is a popular development just off the highly sought-after West End Lane that is less than a mile to the vibrant High Street of Henfield. The High Street 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 many facilities including a health and sports centre, library, primary school and churches. In addition, there are many varied countryside walks very close-by, including the South Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway linking the North Downs Way in Surrey and the South Downs Way near Steyning. 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 (sea front) to the South-East and Horsham is approximately 11 miles to the North. Both offer an excellent range of shops, trades, services and entertainment 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 give good access to the major routes in the area including the M23/M25 and national motorway network.

## Information

**Property Reference:** HJB03023

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

**Services:** All main services. N.B We understand there is an annual service charge for the upkeep of the communal areas. This is currently £372.96 per annum, paid half yearly.

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

## Directions

Upon entering Bishops Park, drive to the end of Beverley Road, turning right on Borrer Drive and left through the area of green/play area. At the 'T' Junction turn right then left. Proceed to the end and turn left. The property will be found on the left. What Three Words: <https://w3w.co/bins.stream.played>

## Viewing

An internal inspection is strictly by appointment with:

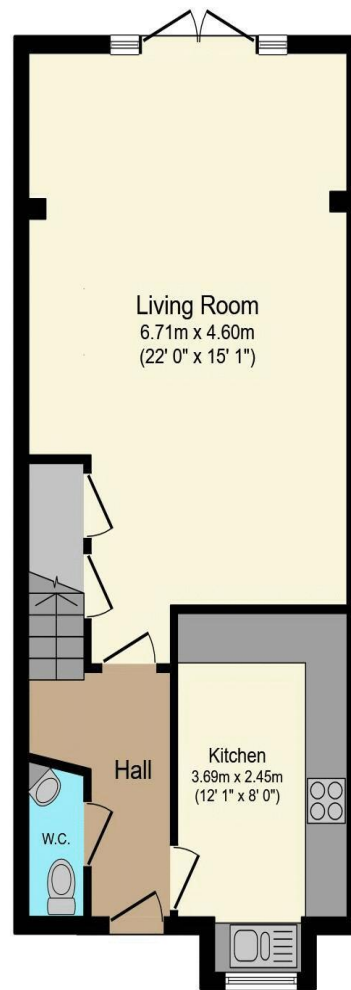
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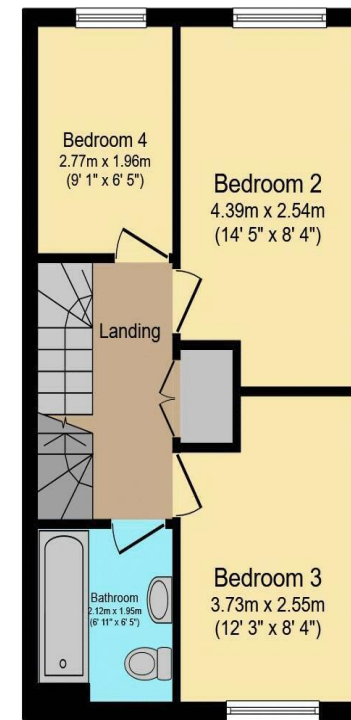
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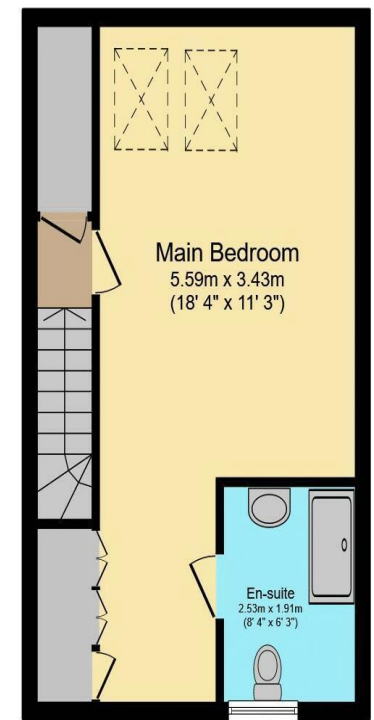
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**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 124.8 m<sup>2</sup> (1,343 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)

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