



13 | Manor Way | Henfield | West Sussex | BN5 9LA

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £525,000 | Freehold



- 3/4-bedroom semi-detached chalet property
- A mature and convenient residential location
- Well fitted open plan kitchen/breakfast/living room
- Two first floor bedrooms with shower room
- Good size east facing rear garden
- Off-road parking and space for garage (stnc)
- No onward chain

Description

A spacious chalet property with flexible accommodation over two floors that includes three bedrooms, open plan kitchen/breakfast/living room, along with a further reception room with double doors to the garden, that can also be used as a fourth bedroom. The two first floor bedrooms have the added benefit of a shower room, whilst there is a recently refitted shower room on the ground floor. The property occupies a good size plot and has off-road parking and space for a garage (subject to the necessary consents), together with a pretty and well secluded east facing rear garden. Other features include gas heating and double-glazed windows throughout. An internal inspection is highly recommended.

Open Covered Porch, outside light point, front door to **Entrance Hall** with storage cupboard. Luxury vinyl flooring throughout the hall and into the living room. Open plan **Kitchen/Breakfast Room & Living Room**. The recently refitted Kitchen has a range of modern cream fronted units with timber effect work services matching hanging wall cabinets. One and a half bowl stainless steel sink top. AEG oven with brushed steel splashback and extractor hood. Beko washing machine, dishwasher, and American style fridge freezer. Subway tiles and breakfast bar with cupboard under, vinyl flooring, part glazed door to outside and double-glazed window overlooking the rear of the property. The Sitting area has a fire surround with marble hearth and electric flame effect wood burner. **Bedroom One** with double glazed window overlooking the front of the property. Dining Room/Bedroom Four with double glazed patio doors to the rear garden. The ground floor **Shower Room** with large walk-in shower with Triton T 80 shower unit, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail/radiator and rubberised floor. A staircase leads from the Entrance Hall to the **First Floor Landing**. Velux window. **Shower Room** fitted in a modern suite with a fully tiled shower cubicle,

corner wash hand basin, low-level WC, extractor fan, towel rail/radiator and rubberised floor. **Bedroom Two** with undereaves storage and a fitted kitchenette with single drainer stainless steel sink top, with breakfast bar and space for refrigerator. Pleasant outlook over the rear garden. **Bedroom Three** also with double glazed window overlooking the rear of the property, undereaves storage.

Outside: The property occupies a good size plot with wrought iron twin vehicular gates and private driveway with off road parking, leading to a potential garage space (subject to the necessary consents). Front garden laid to lawn with shrub beds. Gated side access to a well-stocked and good size, secluded east facing rear garden, being approximately 50' in length by an average of approximately 26' in width, with a timber garden shed. The garden is split into three areas with a patio area and pathway, interspersed by pea shingle and mature flower and shrub beds, leading via a rustic arch to the middle section of the garden that was previously used for chickens, with a pair of wrought iron gates in turn leading to the rear of the garden, that has an aluminium framed greenhouse. There is ample room for further extension (subject to the necessary consents).

Location

The property is situated in an established residential location of similar properties within easy reach of the Village High Street. Henfield 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 health and sports centre, primary school, library and churches of most denominations. In addition, there are many varied countryside walks very close-by.







Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick. The coastal town 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

Information

Property Reference: HJB03103

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

Services: All main services.

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

Directions

Proceed north from our offices along the High Street, taking the fourth turning on the right into Manor Way. Turn left, and the property will be found on the right-hand side. What Three Words: <https://w3w.co/professes.dazzling.goad>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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

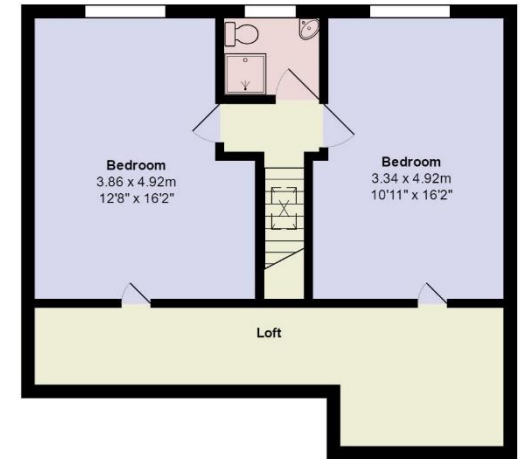
01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk



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Total Area: 119.1 m² ... 1282 ft²

All measurements are approximate and for display purposes only

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