



Eden | 2 Adams Gardens | Henfield | West Sussex | BN5 9RF

H.J. BURT
Chartered Surveyors : Estate Agents



Eden | 2 Adams Gardens | Henfield | West Sussex | BN5 9RF

Asking Price: £1,300,000 | Freehold



- A stunning, detached four bedroom ‘A-rated’ family house
- Part of an exclusive development of just three luxury & highly energy efficient homes
- Occupying a lovely rural location to the West of Henfield.
- High quality bathroom & kitchen fittings.
- Ground-source heat pump. Underfloor heating
- Garaging & electric gated entrance drive. Large rear garden
- EPC: A. COUNCIL TAX: G

Description

A highly energy efficient (A-rated) and good sized detached four bedroom family house forming part of an exciting development of just three luxury new homes, built approximately seven years ago. Occupying a lovely rural location to the West of Henfield, the property was built to exacting standards by an award winning Scandia-Hus construction with a mix of external brick and flint elevations with slate tiled covered roof, plus garaging with electric gated, and recently replaced resin-bound entrance drive. Many of the appliances and facilities have barely been used, giving the property a brand new feeling.

The property features very high insulation levels and state of the art features that includes; triple glazed wood/composite windows with aluminium low maintenance external cladding, similar external doors with a feature main entrance door, ground-sourced heat pumps (with possible future RHI payments), CAT-6 internal wiring, PV tiles to generate a target of 4kwh (again with future RHI payments), whole house ventilation with heat recovery, underfloor heating with all rooms individually controlled, feature high efficiency log burning stove to the lounge, high quality bathroom & kitchen fittings, internal doors and floor in oak. Externally there is a Klargestor treatment plant, rain harvesting trap, recently replaced SUDS compliant resin-bound drive surface, lawned areas, including a sizeable rear garden and resin-bound terraces, all well enclosed by fencing. The property will have the added security of the remainder of LABC 10 year warranty scheme. As shown on the appended floor plan the property has bright and spacious family accommodation (3196 square feet including garage) spread over two floors and has been completed to a high specification both internally and externally. The property also benefits from an attractive South facing garden area to the front with

further areas to the side and a stunning sizeable rear garden, laid to lawn and perfect for a new occupier to put their stamp on. Overall the property has been finished to a high standard and is highly energy efficient as well as being located in a very desirable rural location.

Location

Adams Gardens are situated towards the end of West End Lane in a sought-after rural location approx. 1½ miles to the West of the 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 with facilities including a health and sports centre, library, primary school and churches. 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. **Sporting and Recreation** Walking along many















local footpaths including joining with the South Downs Link. Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf locally at Singing Hills, Albourne, Pyecombe, Horsham and Worthing. Polo at Cowdray Park and Knepp Castle. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Brighton, Horsham, Guildford and Chichester. Opera at Glyndebourne.

Information

Property Reference: HJB03116

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

Services: Easements, Footpaths and Rights of Way The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not. N.B We understand there may be an annual charge towards the upkeep of the access into Adams Gardens (to be confirmed).

Local Authority: Council Tax Band: 'G'

Directions

Directions At the North end of the High Street in Henfield, and opposite the White Hart pub, turn into Church Street and continue along this road, over the mini-roundabout and after a short time this becomes Upper Station Road and then eventually West End Lane. Continue out of the village in a Westerly direction and the road will then bend sharply left and thereafter take the following right hand turn and Adams Gardens will be found on the right hand side. What Three Words: <https://w3w.co/fetching.apprehend.reject>

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



Find us @H.J.Burt



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.



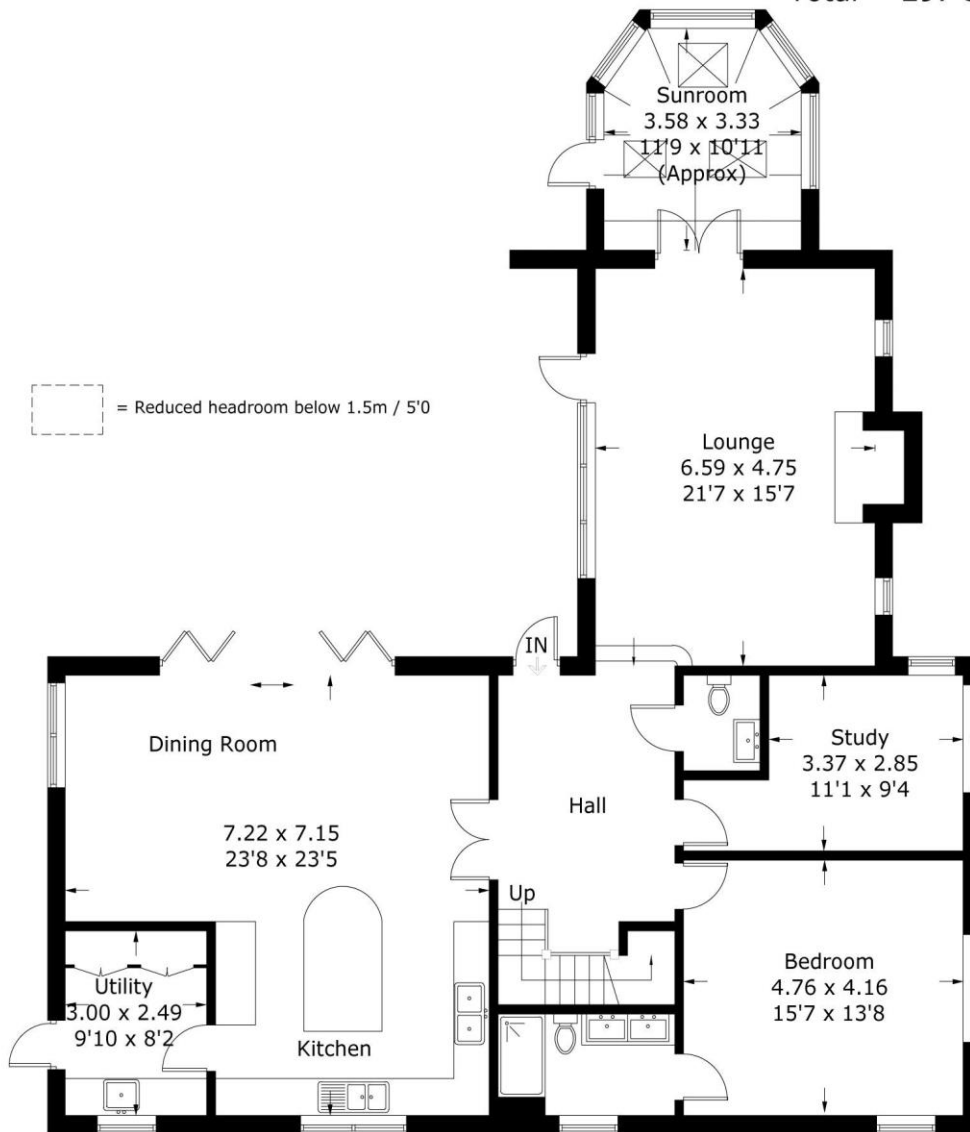
Adams Gardens, West End Lane, Henfield

Approximate Gross Internal Area = 256.0 sq m / 2755 sq ft

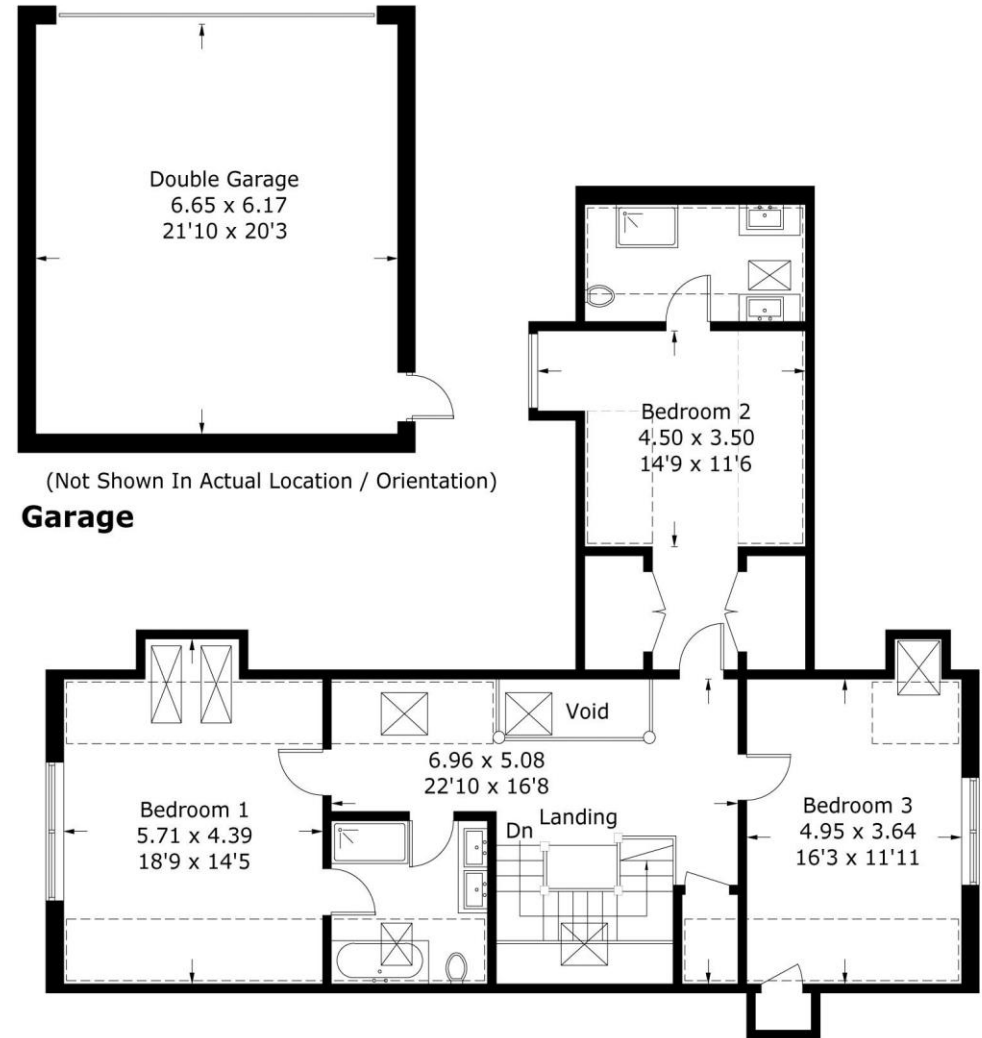
(Excluding Void)

Garage = 41 sq m / 441 sq ft

Total = 297 sq m / 3196 sq ft



Ground Floor



First Floor



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