



Lych Gates | Church Street | Henfield | West Sussex | BN5 9NU

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £1,000,000 to £1,100,000 | Freehold



- Highly individual 3/4-bedroom detached family house
- Mature and beautiful gardens backing onto St Peters church
- Twittens providing easy access to the High Street & Countryside walks
- Main house with three reception rooms, kitchen and utility
- Three first floor bedrooms with two bathrooms
- Self-contained 1 bedroom annexe with kitchen, ensuite & sitting room
- Double glazed windows, gas central heating
- Parking for several cars, plus car port

Description

Lych Gates is a substantial detached three/four-bedroom home in a highly desirable and convenient location in central Henfield. This highly individual family property has three good sized reception rooms on the ground floor, along with a modern kitchen and utility, plus a self-contained one-bedroom annexe, ideal for an elderly relative, holiday let or home working. On the first floor are three good sized bedrooms and two bathrooms. The property is set within beautifully landscaped gardens that enjoys views of the parish church of St Peter's to the rear. Nearby twittens allow easy and picturesque walking to the High Street and nearby countryside walks via Church Terrace and Church Lane. Other features include off road parking and a car port, whilst the house and annexe are double-glazed with Countryman Secure-by-Design windows and doors throughout. Heating is by way of a modern gas fired central heating system and an internal inspection is highly recommended.

An attractive **Entrance Porch** leads to the spacious main **Hall** that in turn leads to a well-proportioned, triple aspect **Sitting Room**, extending over five metres, with double doors opening onto the garden. A cast-iron fireplace with decorative tiles provides an elegant focal point. Across the hall is a **Cloakroom** and the formal **Dining Room** which overlooks the garden and opens to the Kitchen and an additional **Garden Room** with a glazed roof that provides a bright space to enjoy the garden all year-round, with double doors which can be opened onto the patio in the summer months. The **Kitchen/Breakfast room** is fitted with cream units and includes space for a five-burner Rangemaster stove alongside integrated appliances including a fridge freezer and Siemens dishwasher. A separate **Utility Room** offers space for a washing machine and tumble dryer, an additional sink,

water softener, and useful storage. The side patio of the house with an electrically operated awning, can also be accessed from the kitchen.

On the **First Floor**, the three double **Bedrooms** are all generously proportioned. The principal suite includes a **Dressing Area** with built-in wardrobes and an **En-suite Bathroom**, with a jacuzzi bath, while large windows provide a magnificent view over the church grounds. A second spacious double **Bedroom** also benefits from an **En-Suite shower room**, with windows overlooking both the rear and side of the property. The third double **Bedroom** is currently used as an office, featuring high-quality built-in shelving units and desks. A separate family **Bathroom** includes a bath with a shower above, a hand basin, and a WC.

The **Annexe** includes a **Sitting/Dining room**, a galley-style **Kitchen** with a conservatory-style pitched glass roof, a good-sized double **Bedroom**, and an **En-Suite Shower Room**.

Outside. The house is approached via a private driveway bordered by mature trees, leading to a secluded front garden and parking area, plus **Car Port** for several vehicles. The gardens wrap around the house and have been thoughtfully landscaped, with stone pathways, patio areas, and brick-edged raised beds filled with mature shrubs and trees. A large lawn extends at the rear, while seating areas on either side of the house provide peaceful spots to enjoy the surroundings, including a patio directly outside the annexe. The gate at the rear of the property opens directly onto Church Terrace, leading down past the famous Cat House and onto the church grounds.

There has been a church at this location since the 8th century, although the original building no longer remains and was replaced by various building works between the 13th and 19th century.

Location

The property is situated within convenient walking distance of St Peter's Church, St Peter's Primary School and the bustling Henfield High Street. 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, sports centre and library 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 Southeast 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: HJB02727

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

Services: All main services. The house is heated via a Potterton boiler with a hot water cylinder in the airing cupboard off the landing.

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

Directions

From the High Street, proceed North taking the third turning into Church Street. Proceed passing Craggits Lane and Chestnut Way and the drive of the property will be found on the left just past Pinchnose Green/Church Terrace. What Three Words: <https://w3w.co/lunching.firming.standards>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

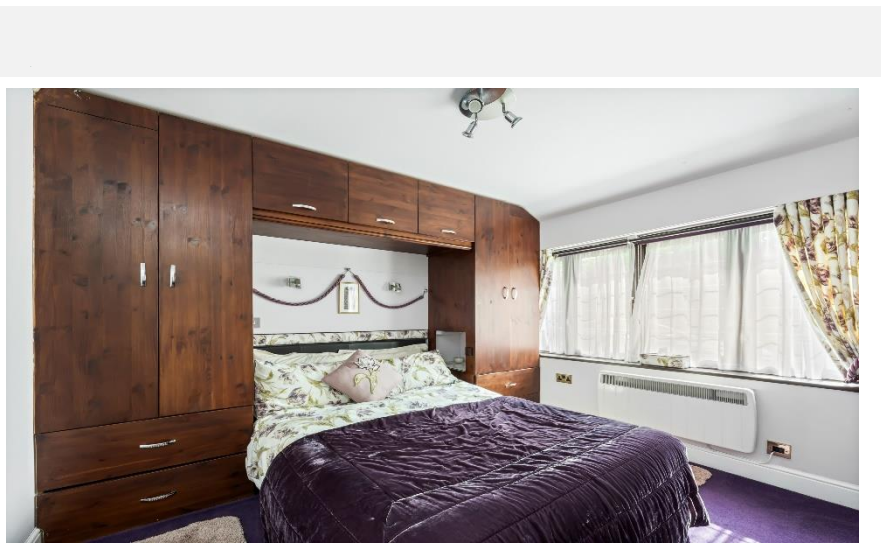
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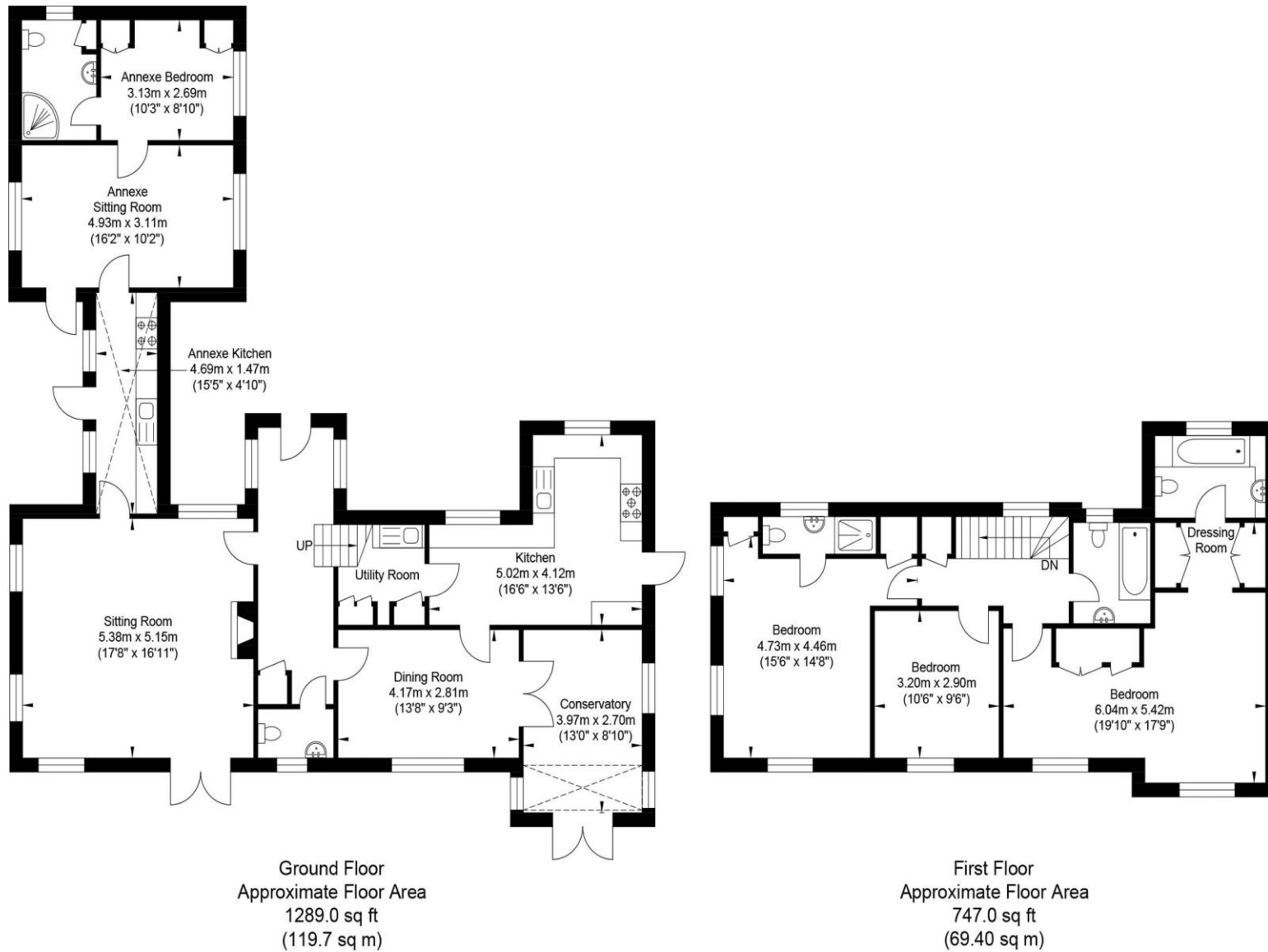
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Church Street



Approximate Gross Internal (Including Annexe) Area = 189.1 sq m / 2036.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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