



2 | The Hooks | Henfield | West Sussex | BN5 9UY

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



2 | The Hooks | Henfield | West Sussex | BN5 9UY

Asking Price: £725,000 | Freehold



- Detached three bedroom bungalow. EPC: D COUNCIL TAX: F
- Sitting Room with Dining Room and Conservatory
- Modern fitted Kitchen. Cloakroom, Bathroom with shower cubicle
- Double glazed windows & gas central heating. Recently installed boiler
- Private drive with off road parking and a good-sized Garage
- Pretty, secluded gardens to either side of the property

### Description

A spacious and well-presented detached three-bedroom bungalow, one of only three, occupying an attractive corner plot at the entrance to The Hooks. Ideally positioned, it offers easy access to several twittens leading to the High Street and scenic countryside walks. The light and airy accommodation includes three generous bedrooms, all with fitted wardrobes, a comfortable sitting room, a separate dining room, and a conservatory overlooking the garden. The property also benefits from a modern fitted kitchen and a bathroom with a separate shower cubicle. Additional features include double-glazed windows, a sizeable loft, and a recently installed gas-fired boiler. Outside, a private driveway leads to a large attached garage (19'4" x 14'5") with an electrically operated roller shutter door. Pretty, secluded gardens lie to either side of the property, offering peaceful outdoor space. Listed on the open market for the first time in over thirty years, this lovely bungalow is highly recommended for internal viewing.

Steps with outside light points lead to an **Open Covered Porch** with a double-glazed front door leading to **Entrance Hall** with a cloak's cupboard, two further cupboards, one housing a recently installed Worcester Greenstar gas fired boiler. **Cloakroom** with low level wc and wash hand basin. The bright **Sitting Room** has a double-glazed window overlooking the front of the property and a Yorkstone fireplace with a point for an electric fire. The Sitting Room leads round to the **Dining Room**, that in turn leads to the kitchen. The **Conservatory** has double glazed casement door to the garden and two skylight windows and a radiator. The Kitchen is fitted and a range of cream fronted units with heat resistant work surfaces and matching hanging wall cabinets and peninsula breakfast bar. part tiled walls, vinyl flooring. Neff double oven with separate Lamona four ring gas hob with Neff extractor over. One and a half bowl stainless steel sink top. Space and plumbing for automatic washing machine and tumble dryer, integrated fridge freezer. Double glazed door to the rear of the property.

There are two double bedrooms including the principal **Bedroom** that has large wardrobe with mirrored sliding doors and attached shelving unit, whilst the second **Bedroom** also has fitted wardrobes. **Bedroom Three** has a fitted double wardrobe cupboard with mirrored sliding door doors and double-glazed casement doors to the rear of the property. The **Bathroom** is fitted in a pampas coloured suite comprising panelled bath with handgrips and hand shower attachment, low-level WC, pedestal wash hand basin separate shower cubicle. Fully tiled walls, heated towel rail. double glazed window with obscured glass.







**Outside** there is a paved private driveway leading to the attached **Garage** with remote controlled roller shutter door, electric light and power, water tap, fitted cupboards, space for refrigerator and side personnel door. There are pretty, secluded gardens either side of the property.

To the left is a wrought iron gate leading to a paved garden with circular pond, and a further former fishpond, now a decorative shrub bed with former waterfall and a metal arch leading to a garden shed. A paved pathway leads around the rear of the property where there is a raised brick flower bed. The path continues and eventually leads via another gate to another pretty area of garden to the right of the property with lawn, central shrub bed and enclosed by mature shrubs and trees. This in turn leads back to the front garden that has a further raised brick bed. There are various outside light points and an outside water tap.

### Location

The property is pleasantly situated with the added benefit of being close to a Twitten that leads to the vibrant High Street that has a wealth of local shops, trades and services and forms the centre of the village and is in the other direction a short walk to some of the best Sussex countryside. Henfield has an active community and varied events taking place throughout the year, as well as excellent amenities including health and sports centres, four pubs, a post office, several coffee shops, a florist, veterinary surgery, library, several independent shops, Sainsbury's supermarket and churches.

St Peter's C of E, a highly respected Primary School is within 0.5 miles. The Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway linking the North Downs Way in Surrey with the South Downs near Steyning and Shoreham provides stunning safe walking and cycling. Henfield lies almost equidistant between the larger shopping centres of Burgess Hill and Horsham, both offering fast regular mainline rail services into London Bridge and Victoria. Brighton and the coast are about 20 mins by car.



## Information

Property Reference: HJB03289

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

Services: All main services

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

## Directions

From our offices in Henfield High Street, proceed south over the mini roundabout, taking the first turning into Nep Town Road. Take the second turning on the right into Broomfield Road. Take the first right into The Hooks, and the property is the first on the right hand side. What Three Words <https://w3w.co/ramble.entitle.widely>

## 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](http://www.hjburt.co.uk) | [henfield@hjburt.co.uk](mailto:henfield@hjburt.co.uk)



**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.



## The Hooks



Approximate Gross Internal Area = 151.0 sq m / 1625.35 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.