



The Twittens | Nep Town Road | Henfield | West Sussex | BN5 9DY

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess of: £1,250,000 | Freehold



- Stunning detached 5-bedroom family house
- Completely refurbished in recent years
- Good sized plot totalling approx. 0.34 of an acre (tbv)
- Superb fully fitted Kitchen with quartz worktops, family area and utility
- Close to countryside walks including the Downs Link
- Long private drive with ample parking and detached garage

Description

A beautifully presented and spacious detached five-bedroom family home, set centrally within a generous plot and surrounded by stunning, professionally landscaped gardens. The property benefits from a long-gated driveway and is conveniently located within easy reach of Henfield High Street. In recent years the house has undergone extensive refurbishment and improvement, including a full re-wire, installation of a new heating system, new double-glazed sash-style windows, new soffits and fascia boards to the kitchen extension, recently refitted bathroom and cloakroom, complete redecoration throughout, and the installation of a video entry phone system.

Previously, the property was extended to create an exceptional fitted kitchen/family room with quartz worktops, complemented by a separate utility room. The ground floor also offers an elegant dining room and sitting room, together with a versatile bedroom featuring an en-suite shower room. On the first floor are three well-proportioned double bedrooms, two of which benefit from en-suite facilities, along with a family bathroom and a single fifth bedroom. Externally, the property is approached via electrically operated five-bar gates leading to a private driveway providing ample parking and access to a detached garage with a new roof and fascia boards. To the rear is a useful home office/gym.

An internal inspection of this impressive family home is highly recommended.

Storm Porch new heavy duty aluminium front door leads to the **Entrance Hall** with decorative coving and laminate flooring, understairs storage cupboard. **Cloakroom** recently refitted with raised basin set in vanity unit, PVC wall panelling, WC, vinyl flooring. The **Sitting Room** is a superb room with decorative coving and ceiling detailing. Double glazed sash windows overlooking the front of the property. Feature flame effect fire inset in the chimney breast. **Ground Floor Bedroom** a double aspect room with **Shower Room**

being fully tiled with walk in shower with deluge head and hand shower attachment. Moulded basin with drawers under, low level WC, tiled floor, upright towel rail/radiator, fully tiled walls, double glazed window. The **Dining Room** has a bay window overlooking the side of the property, decorative fluted columns and coving with gilded detailing. Fitted cupboards and further cupboard housing a recently installed Worcester Bosch gas fired boiler and large Gledhill hot water tank. The superb **Kitchen/Family Room** with laminate flooring, atrium skylight and further skylight. A quadruple aspect room with double doors leading to the front of the property, and further double doors leading to the rear patio. The Kitchen area is fitted in cappuccino fronted units with soft close drawers and quartz work surfaces featuring a large island with quartz working surface, breakfast bar with black aluminium sink, matching tap and heat tap, drawers and cupboards under. The island has an integrated Blomberg dishwasher, Neff induction hob with Elica pop-up extractor. Further matching units incorporating two Neff ovens and two matching Neff microwaves (one being a combination microwave), integrated Beko upright freezer and integrated upright Beko refrigerator. Recycling drawer, extensive work surfaces, decorative coving and detailing. **Utility Room** is fitted in units matching the Kitchen, with a heat-resistant marble effect worktop, part tiled walls, laminate floor, space for washing machine and tumble drier, upright radiator/towel rail, part glazed door to outside.

A return staircase with glass balustrade infills and timber handrails leads to **the First Floor Landing**. Access panel to roof space. Deep linen cupboard with slatted shelving and radiator. **Main Bedroom** with double glazed sash windows overlooking the front of the property. Range of built-in wardrobe cupboards with hanging and shelving. **En-Suite Shower Room** with walk-in fully tiled shower with deluge head and hand shower attachment. Moulded wash hand basin with drawers under, low level WC, tiled floor and walls. Radiator/towel rail. **Bedroom Two** also overlooks the front of the property. En-Suite Shower Room with walk-in fully tiled shower with deluge head and hand shower attachment. Moulded wash hand basin with drawers under, low level WC, tiled floor and walls. Radiator/towel rail, double glazed window. **Bedroom Three** a double room with double glazed window overlooking the rear garden. Built-in wardrobe cupboard with additional storage over. **Bedroom** with built-in storage. **Family Bathroom** being fully tiled with bath, wash hand basin set in vanity unit with drawers under. WC, upright radiator/towel rail, tiled floor, double glazed window with obscure glass.







Outside: The property is approached by a long tarmacadam drive with electric five bar gates, and parking area leading to the **Detached Double Garage** with up and over door, side personal door. Electric point suitable for the installation of a car charger. There is additional off-road parking in front of the gates. **The Gardens:** The tree-lined drive has dwarf brick walling, areas of lawn with flower and shrub borders and lighting, enclosed by close boarded fencing and hedging. Access either side of the property that leads to the superb rear garden. A large, paved patio area to the side that extends round to the rear of the property where there are professionally landscaped garden with areas of raised lawn and dwarf brick walls with a square fountain and water feature, interspersed with raised areas of level lawn, all screened by mature hedging. A path leads to a decorative pergola with fluted columns. To the right of the patio area is a fully insulated **Studio/Gym/Possible Home Office** with light and power. Outside light points.

In all, the good-sized plot totals approx. 0.34 of an acre (0.1376 hectares - to be verified).

Location

The property is situated in a residential road, opposite within walking reach of the High Street and the Rothery field. Henfield High Street itself offers 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 and churches of most denominations. In addition, there are many varied countryside walks very close-by, including Henfield Common and 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 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 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 including the M23/M25 and national motorway network.



Information

Property Reference: HJB03331

Photos & particulars prepared: January 2026 (Robert Turner MNAEA)

Services: All main services Uninterruptible Power Supply Genie system available by separate negotiation.

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

Directions

From our offices in the High Street, proceed South taking the right hand turning into Nep Town Road. Proceed along this road where the property will be seen after some distance on the right-hand side, before Broomfield Road. What Three Words: <https://w3w.co/hostels.energetic.aimed>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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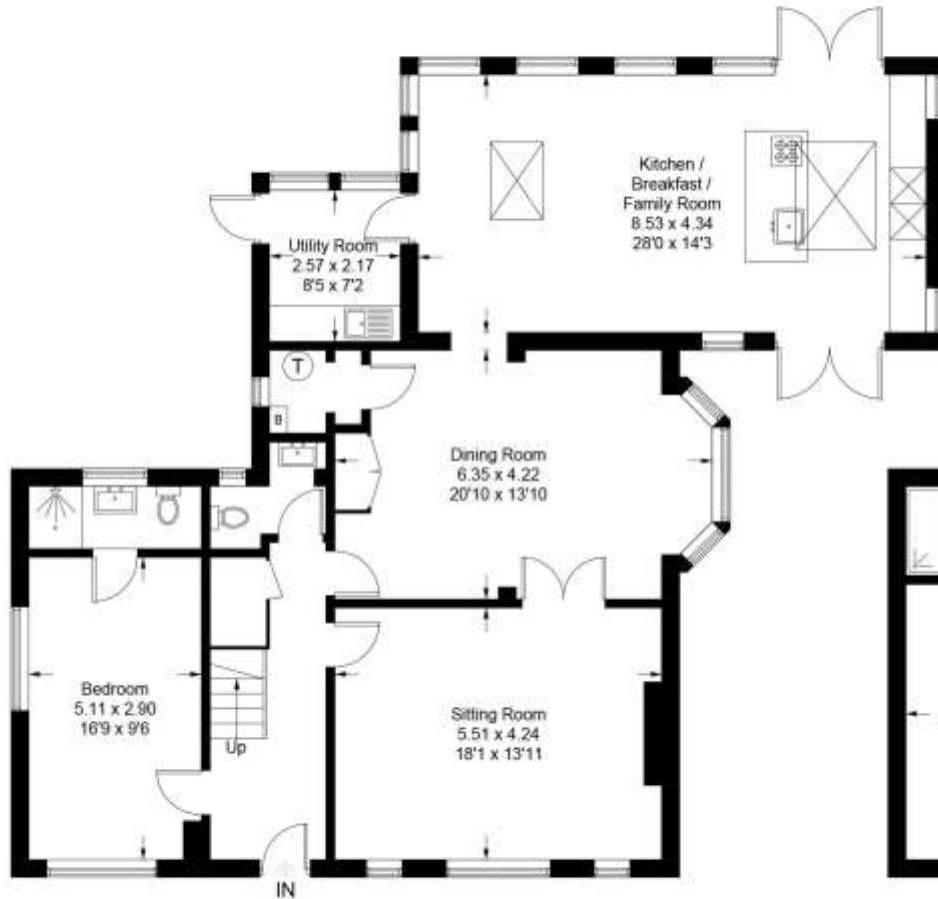


The Twittens, BN5

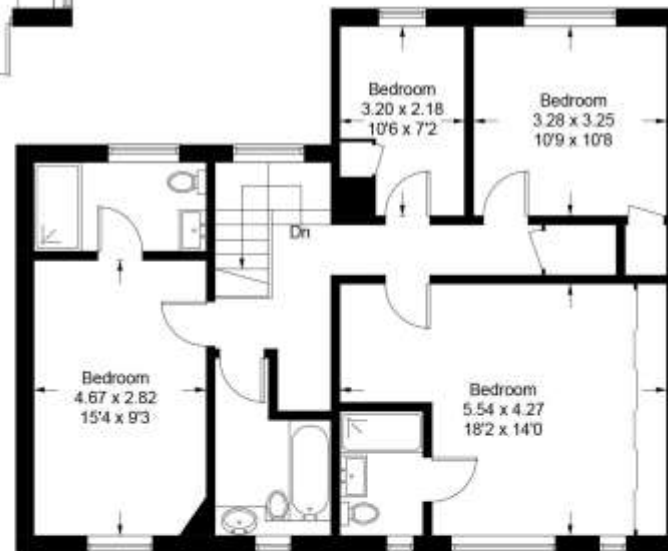
Approximate Gross Internal Area = 210 sq m / 2260 sq ft

Garage / Studio / Gym = 38.3 sq m / 412 sq ft

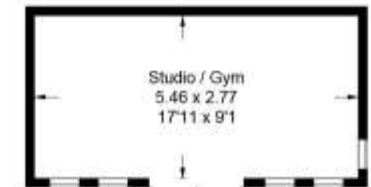
Total = 248.3 sq m / 2672 sq ft



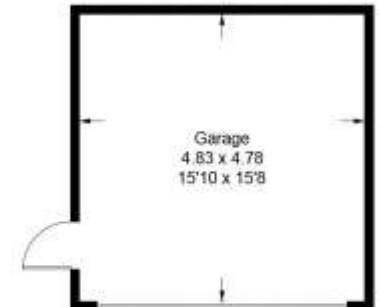
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2021.(ID759404)



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