



Jasmine Cottage | Broadmere Common, Barrow Hill | Henfield | West Sussex | BN5 9SQ

H.J. BURT
Chartered Surveyors : Estate Agents



Jasmine Cottage | Barrow Hill | Henfield | West Sussex | BN5 9SQ

Asking Price: £350,000 | Freehold



- Charming attached two-bedroom cottage.
- Situated on the Southern outskirts of Henfield
- Sitting room, kitchen and conservatory
- Fitted bathroom and two double bedrooms
- Cottage Garden. Parking space
- Lovely, far-reaching views over farmland
- Double glazed windows. Gas central heating

Description

A charming and well presented, attached cottage set in a delightful semi-rural location, just approximately half a mile from the centre of the village. The property enjoys attractive first-floor views across adjoining agricultural land, offering a peaceful countryside outlook. This pretty home offers deceptively spacious accommodation, comprising a welcoming sitting room, kitchen, sunny conservatory, two generous double bedrooms and a fitted bathroom. Outside, there is a low-maintenance cottage garden complete with a summerhouse, along with the benefit of an allocated parking space. Further features include double-glazed windows and gas-fired central heating throughout. Offered for sale with no onward chain, an internal viewing is highly recommended to fully appreciate all that this lovely cottage has to offer.

A gated access leads bedside Brick Kiln Cottage to Jasmine Cottage. There is a front door to the **Kitchen**, this in turn leads to the **Sitting Room** with stairs leading to the first floor and a cupboard housing the gas boiler. There is a **Conservatory** off the Sitting Room with doors leading to the pretty garden. On the first floor are two double **Bedrooms** both with far reaching views, along with a modern fitted **Bathroom**. On the Landing is an access panel giving access to a good-sized **Loft Room**. **Outside:** to the side of the neighbouring property is a parking space for one car. The lovely rear garden includes a small **Summerhouse** and has a southerly aspect and has been designed for ease of maintenance.

Location

The Property is situated at the Southern extent of the village of Henfield, approx. half of a mile from the High Street, which boasts a wealth of local shops trades and services situated in a traditional High Street setting. The village has a thriving community with

many varied events taking place throughout the year with the facilities including health and sports centres, library and churches of most denominations and St. Peter's Church of England Primary School. There is a good range of state and independent schools in the area. In addition, there are many varied countryside walks immediately accessible from the property. Hassocks is approx. 7 miles to the East, which has a mainline railway station with services to London Victoria and Gatwick. The coastal City of Brighton and Hove is approx. 9 miles (sea front) to the South-East and Horsham is approx. 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 (approx. 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.





View over nearby farmland



Path leading to property





Views of nearby farmland



Image showing parking space next to Brick Kiln Cottage

Information

Property Reference: HJB03186

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

Services: Mains electricity Gas and water. Private drainage system

Please note there is a partial Flying Freehold with the second bedroom and bathroom positioned over some of the neighbouring property's ground floor accommodation.

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

Directions

From our offices proceed South along the A2037 down Barrow Hill, passing the turning on the right to Broadmere Common. The property is to the left opposite the layby and accessed via the gate to the adjoining property, Brick Kiln Cottage.

What Three Words: <https://w3w.co/marzipan.canal.mulls>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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

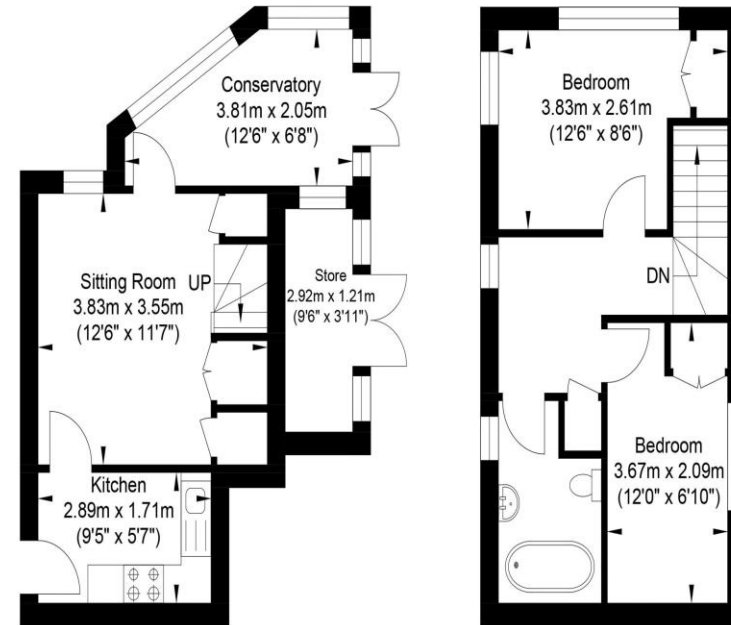
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Barrow Hill



Ground Floor
Approximate Floor Area
321.51 sq ft
(29.87 sq m)



First Floor
Approximate Floor Area
309.24 sq ft
(28.73 sq m)

Approximate Gross Internal Area = 58.6 sq m / 630.75 sq ft

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

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