



10 | Chanctonbury View | Henfield | West Sussex | BN5 9TW

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £875,000 to £895,000 | Freehold



- Spacious and well-presented 4/5 bedroom detached house
- Occupying a corner plot with a sunny West facing rear garden
- Close to countryside walks, including the Downs Link
- Glimpses of Chanctonbury Ring from some of the rooms
- Recently re-fitted kitchen with breakfast area and separate utility
- Family bathroom and ensuite to the principal bedroom
- Integral double garage with electric up and over door

Description

A beautifully presented and generously proportioned four/five-bedroom family home, constructed in the 1990s and occupying a desirable corner plot within a rarely available development of similar properties, ideally positioned for easy access to scenic countryside walks. This impressive home offers well-planned and versatile accommodation, featuring a recently refitted kitchen/breakfast room with a separate utility area, and a superb principal bedroom suite complete with en suite facilities. There are three further bedrooms, one of which can easily be divided to create an additional room, offering flexibility for growing families. The property further benefits from a bright and spacious sitting room opening into a separate dining room, perfect for both everyday living and entertaining. Outside, a sunny west-facing garden provides an ideal space for relaxation, while an integral double garage adds convenience and storage. Additional features include timber double-glazed windows and gas central heating, enhanced by a solar panel contributing to domestic hot water efficiency. Early viewing is highly recommended to fully appreciate the space, setting, and quality this excellent home has to offer.

The property is approached via an **Open Porch** with the outside light and glazed timber front door that leads to the **Entrance Hall**. The hall has wood flooring, small understairs storage cupboard and a **Cloakroom**. Modern suite comprising close coupled WC, wash hand basin set in vanity unit with tiled splashback. Extractor fan, vinyl flooring and radiator. The Study overlooks the front of the property. The bright, double aspect **Sitting Room** has a square bay window, stone decorative fireplace with flame effect electric fire. Double doors lead to the double aspect **Dining Room** that in turn has double glazed sliding patio doors to the rear garden. The superb **Kitchen/Breakfast Room** is fitted in a range of Sage coloured fronted units with marble effect worktops and matching peninsula two seat breakfast bar. Integrated appliances include Neff double oven, AEG dishwasher,

separate AEG induction hob with brushed steel extractor over. Vinyl flooring extends into the breakfast area and the **Utility Room** that is fitted in matching units to the kitchen. Space and plumbing for automatic washing machine, tumble dryer and further space for under counter refrigerator. Matching hanging wall cabinets. Central heating programmer, large cloaks cupboard. Glazed door to the rear garden and further door leading to the Garage.

A return staircase leads to the **first floor Landing** with access panel to roof space. Airing cupboard housing foam insulated hot water cylinder and slatted shelving. The magnificent principal **Bedroom** has two sets of triple wardrobes, double glazed doors leading to the small balcony with far reaching views that includes glimpses of the South Downs. There is an **Ensuite Shower Room** with a large, fully tiled walk-in shower cubicle, close coupled WC wash hand basin set vanity unit, electric shaver point, combined radiator/towel rail, extractor fan tiled walls and floor. The second double **Bedroom** has a square bay window and a pleasant outlook and a fitted double wardrobe cupboard. Then there is a further double **Bedroom** that could be split into two rooms with dressing area and twin double wardrobe cupboards. The fourth **Bedroom** is currently used as an office and overlooks the front of the property. The modern fitted **Family Bathroom** is fitted in a white suite comprising panelled bath, fully tiled shower cubicle, WC and wash hand basin set in vanity unit, tiled walls and floor, combined radiator radiator/towel rail, shaver point and a double-glazed window with the obscured glass. **Outside**. The property occupies a good-sized corner plot with a brick paver drive with parking for several cars leading to the integral double **Garage** that has electric up and over door (not tested) electric light and power and Worcester gas fired boiler. The drive is flanked by areas of lawn with a rockery area and enclosed by a low hedge. There are gates either side of the property leading to the sunny rear garden, that has paved sitting out areas with mature flower and beds and rockery, with an area of lawn slopping down to a pergola with a further patio to the rear of the dining room with a water feature. Timber garden shed, outside light points, security light over the garage door & water tap.

Location

Chanctonbury View is a small, select and highly sought after development of detached properties close on the south-western side of the village, as the address implies, the house has good views to Chanctonbury Ring, the famous Sussex landmark.





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, primary school, library and churches of most denominations. 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 South-East and offers an excellent range of shops, trades, services and entertainment facilities.

Information

Property Reference: HJB01147

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

Services: All main services

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

Directions

Proceed along Nep Town Road, through to Dropping Holms, taking the left hand turning in Chanctonbury View, where the property will be seen on the right hand side. What Three Words: <https://w3w.co/veal.differ.manuals>

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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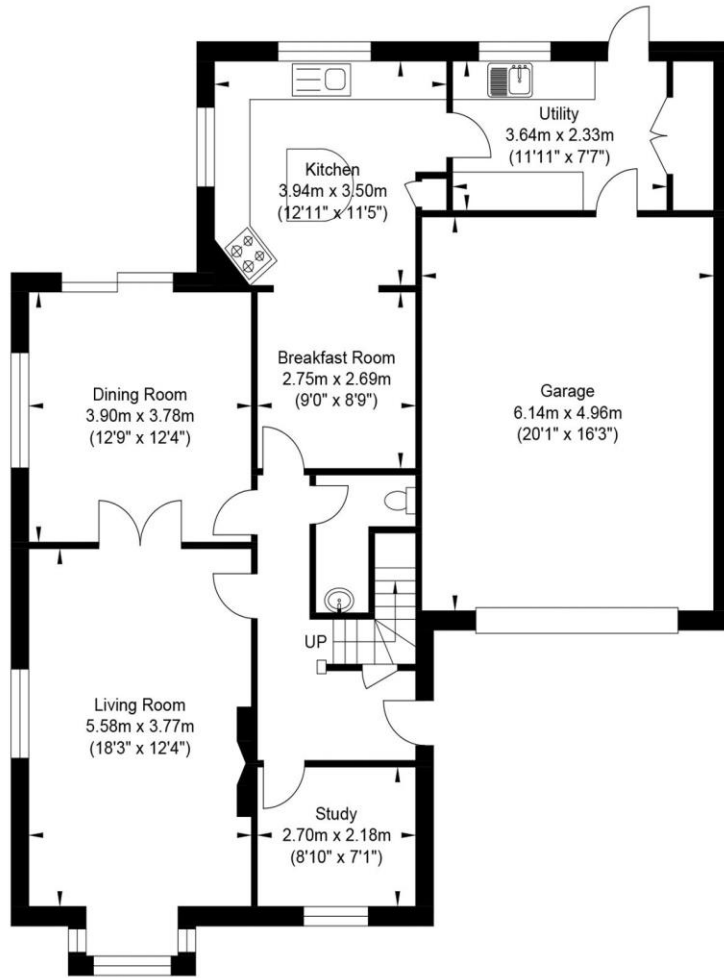
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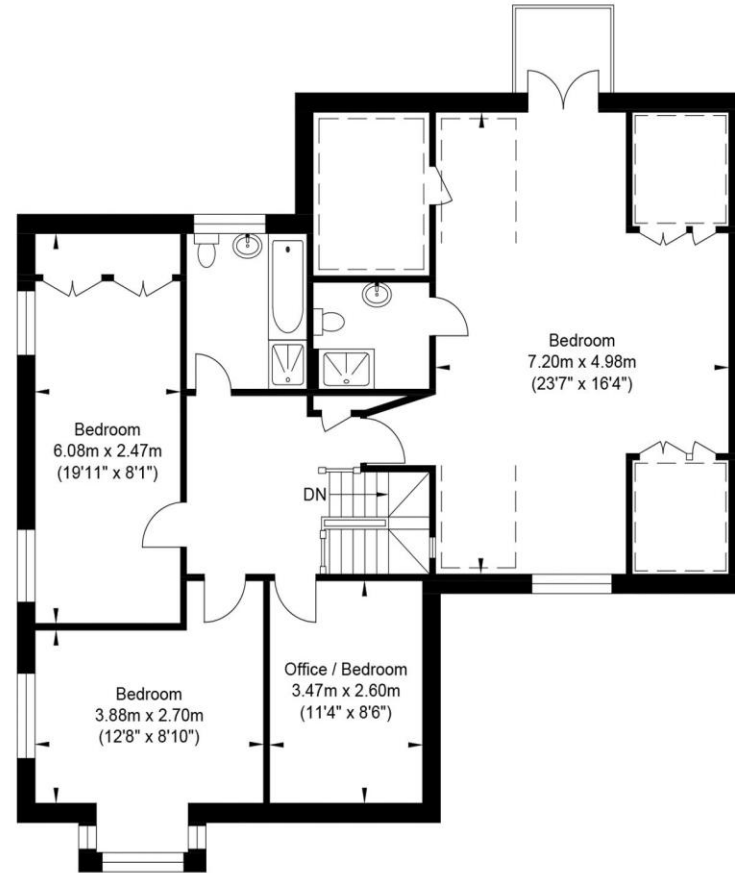
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Chanctonbury View



Ground Floor
 Approximate Floor Area
 1289.51 sq ft
 (119.80 sq m)



First Floor
 Approximate Floor Area
 1082.74 sq ft
 (100.59 sq m)



Approximate Gross Internal Area (Including Garage) = 220.39 sq m / 2372.25 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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