



6 | Staples Barn | Henfield | West Sussex | BN5 9PN

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



6 | Staples Barn | Henfield | West Sussex | BN5 9PN

Guide Range: £425,000 to £450,000 | Freehold



- Spacious four-bedroom semi-detached family house
- Close to Downs Link and St Peter's Primary School
- Superb living accommodation over three floors
- 27' Kitchen with conservatory and rear lobby and WC
- Private drive with parking for two/three cars
- Pretty rear garden with easterly aspect

### Description

A substantial four double bedroom family home in a highly sought after location just a short walk from the local primary School and the village High Street, in addition to being close to the Downslink which provides footpaths to multiple countryside walks. Although in need of some updating, the property has excellent accommodation over three floors includes a superb sitting room, a large 27ft Kitchen, a bright conservatory, and a rear lobby accessing a WC and a covered area to the side, currently used for storage. On the first floor are three double bedrooms, plus a family bathroom. Whilst on the second floor, the loft has been extended to create a large master suite with ensuite bathroom and dressing areas. The pretty rear garden is mainly laid to lawn with large area for outside dining, with a useful summerhouse/studio, needing some updating, to the rear of the garden. To the front is a private drive with parking for two to three cars. This is a fantastic family home for a buyer to put their own stamp on, with generous living space in a highly convenient location. An internal inspection is highly recommended.

To the front of the property is a driveway with ample parking for two or three cars and an area of lawn with mature trees and shrubs. The front door leads into the entrance hall where there is a generous understairs storage cupboard and open doorway to the large sitting room. This light and spacious room overlooks the front lawn and has a working fireplace providing a delightful focal point. The outstanding kitchen dining room measures 27ft in length and is fitted with a range of white wooden fronted units with beech work tops and has a ceramic tiled floor. A great space for entertaining and family dining. Double doors from the kitchen lead into the bright conservatory which in turns opens out onto the rear decking area. There is also a door from the kitchen to an inner hallway providing access to both the ground floor w.c. and a covered area to the side of timber construction and currently used for storage. There are three double bedrooms on the first floor plus a family bathroom. The loft has been extended to create a large master suite with ensuite

bathroom and dressing area, and which has lovely views over the rear garden. Most of the rooms have fitted wardrobe cupboards.

The pretty rear garden is mainly laid to lawn with large area for outside dining, along with a summerhouse/studio. The garden is enclosed by mature hedging and bordered by flower and shrub beds.

### Location

The property is situated approximately just over half a mile from the village High Street, that 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, library and churches of most denominations. St Peter's Primary School is within comfortable walking distance of the property, whilst Secondary schooling is available at Steyning Grammar. There is access nearby to the Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway.







## Information

Property Reference: HJB03168

Photos & particulars prepared: July 2025. Revised October 2025 (RNT)

Services: All main services

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

## Directions

From Henfield High Street proceed along Church Street, that becomes Upper Station Road. Pass over the roundabout with Broomfield Road turning right to Staples Barn Lane, where the property will be found on the right hand side

## 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.



## Staples Barn

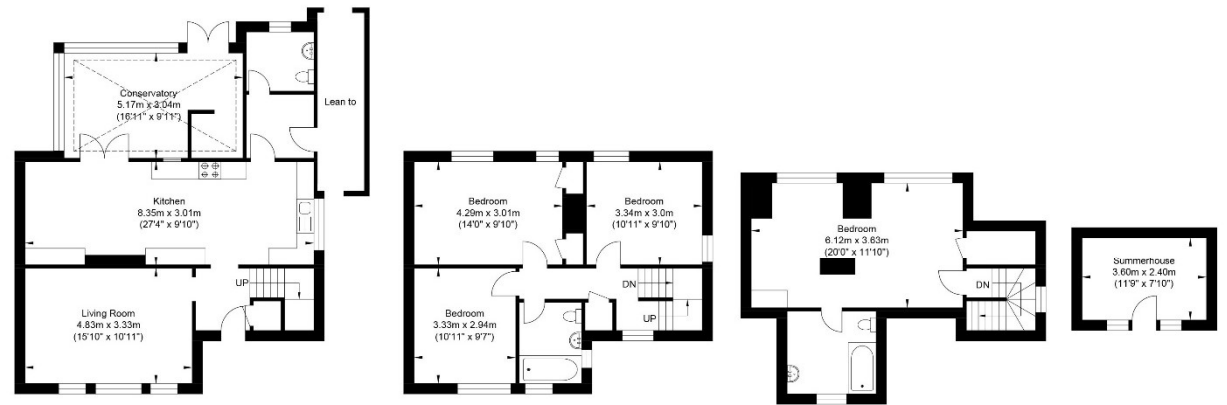


Illustration for identification purposes only, measurements are approximate, not to scale.



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

01273 495392 | [www.hjburt.co.uk](http://www.hjburt.co.uk)

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services