



**158 Wantley Hill Estate,  
Henfield, West Sussex, BN5 9JN  
£415,000 Freehold**

**stevens**  
making the *right* moves  
ESTATE AGENTS



# Moments from Henfield High Street, on the Popular 'Wantley Hill Estate'. This Five Bedroom Family Home is Ideal for Upsizers and growing Families wanting that Extra Space. With a Primarily Level, Laid to Lawn Rear Garden & Backing onto Open Fields.

## Situation

Wantley Hill Estate is conveniently located just a short walk from the High Street in Henfield village. The area is known for its 17th and 18th-century architecture and is surrounded on three sides by various Commons, making it a delightful place to live. It offers a range of shopping facilities, inns, cafes, a library, and a post office. Additionally, the Stagecoach bus service connects residents to nearby towns, including Horsham and the city of Brighton, which offer more extensive shopping and leisure options.

## Description

Stevens are delighted to offer for sale this five-bedroom family home, located in Wantley Hill, just moments from the centre of Henfield & the High Street. In our opinion, this property will appeal to those seeking extra space, as it is arranged over three storeys. Early viewing is highly recommended!

The house is set back from the road in a quiet cul-de-sac and is presented in good condition throughout, further enhancing the ability to move straight in. The accommodation includes an entrance hall that leads to a spacious 15.8-foot living room overlooking the front lawned garden. The recently refitted kitchen features sleek matte units, finished with neat chrome handles, which conceal both integrated Washer/Dryer and Dishwasher. This stylish kitchen is complemented by a contrasting white tile splashback with grey grout, making it a fantastic space for entertaining. Previous window space is cleverly used to connect the kitchen to the conservatory, which currently serves as the family dining area.

Stairs lead to the first floor, where three of the five bedrooms are located, along with the family bathroom. The sizable main bedroom currently has space for bedside tables, wardrobe and a dresser, while bedrooms two and three are currently used as home office spaces but could easily serve as a generous double bedroom and a single bedroom, respectively. Proceeding to the top floor, you'll find the remaining two bedrooms, both equipped with Velux windows and plentiful eaves storage space.

Outside, there is a timber potting shed, whilst the garden is mostly laid to a level lawn, complemented by a paved pathway that leads to a rear sun terrace, perfect for hosting family barbecues when the weather permits!

Call Stevens today to arrange your internal viewing!

## Property Information

Council Tax Band C: £2,221.89 2026/2027

Utilities: Mains Gas & Electric. Mains water and sewerage

Parking: Unrestricted street parking

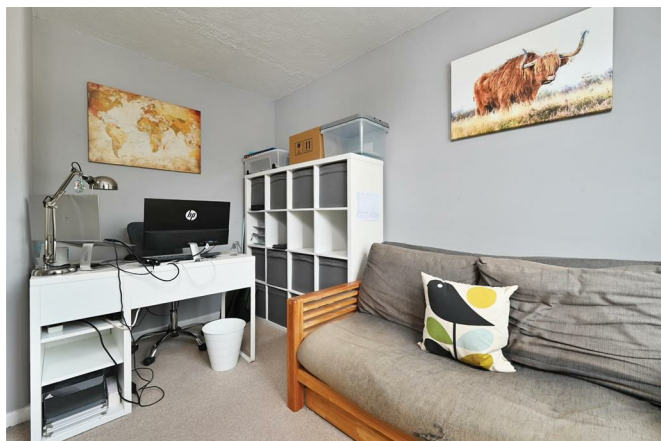
Broadband: Standard 16 Mbps, Superfast 47 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

## Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

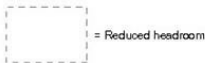
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.





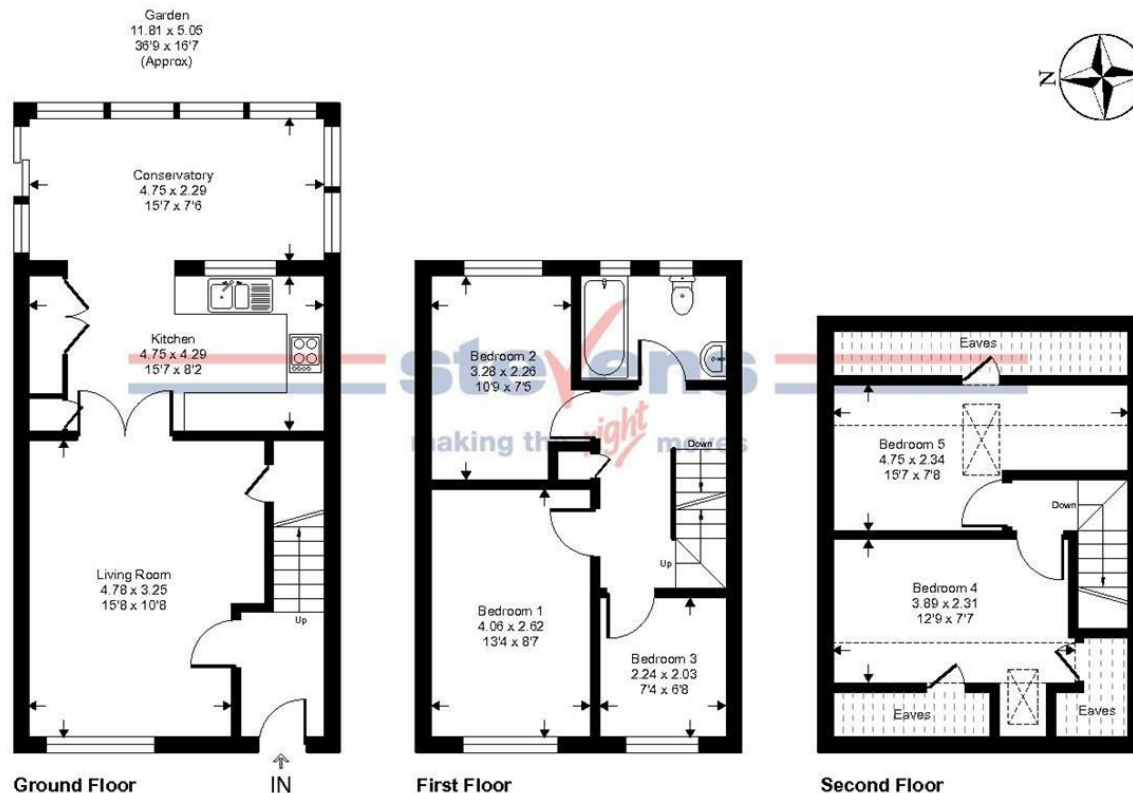






## Wantley Hill, BN5

Approximate Gross Internal Area = 107.9 sq m / 1162 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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### Viewings by appointment only

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### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 76                      | 80        |
| England & Wales                             | EU Directive 2002/91/EC |           |