29 | Newman Walk | Henfield | West Sussex | BN5 9FS

H.J. BURT
Chartered Surveyors : Estate Agents

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Offers in Excess of: £375,000 | Freehold

4 1 2 EPC B (TBC)

- Beautifully presented four-bedroom terraced property
- Situated on a popular modern development
- Close to countryside walks, including The Downs Link
- Gas central heating, double glazed windows and external doors
- Three first floor bedrooms, ensuite & bathroom.
- Second floor double bedroom
- Cloakroom. two allocated parking spaces and easterly facing garden
- Remainder of NHBC warranty (approx 2 years remaining).
- No onward chain.

Description

An extremely well-presented four-bedroom terraced property with a pretty, easterly rear garden and two parking spaces, built by Barratt Homes in around 2018 of an attractive combination of brick and white painted rendered elevation under a composite slate effect roof. The property is pleasantly situated within this popular development, close to countryside walks, including The Downs Link. The property has been significantly improved by the current owners, and there is light and spacious accommodation over three floors that includes a 15'1 x 14'5 sitting/dining room, a modern fitted kitchen with slate flooring, three bedrooms with a bathroom and ensuite on the first floor, whilst the loft has been recently converted into a further double bedroom measuring 16'8 x 12'1. All the windows are double glazed and there is new floor coverings including engineered wood floors to several rooms. Other features include the remainder of the 10-year NHBC warranty, a ground floor cloakroom and gas central heating. An internal inspection is highly recommended.

An **Open Porch** leads to the **Hall** with engineered wood flooring, walk in storage cupboard. **Cloakroom** with low-level WC and pedestal wash hand basin, tiled splashback. Extractor fan. The **Kitchen** is fitted in a range of grey high gloss fronted units with wood effect wood services and upstands, and matching hanging wall cabinets, one housing an Ideal logic Combi boiler. Carron Phoenix single drainer stainless steel sink top. Integrated appliances including oven with four ring gas hob and extractor canopy over. Integrated fridge and freezer, dishwasher and washing machine. Half plantation blind to front window. Slate tile floor. The **Sitting Room** has engineered wood flooring double glazed patio doors to the pretty rear garden. Walk-in storage cupboard. On the first floor there is a landing with engineered wood flooring that extends to all three bedrooms, including a double **Bedroom** with double glazed window with plantation blinds overlooking over the rear garden. Built-in double wardrobe cupboard and door to **Ensuite Shower Room**. With enclosed fully tiled shower cubicle with Aqualisa shower. Low level WC pedestal, wash hand basin with tiled splashback, slate tiled floor, extractor fan and electric shaver point. There is a second double **Bedroom** with double glazed window overlooking the front of the property. Whilst the third **Bedroom** has a pleasant outlook over the rear garden. The **Bathroom** is fitted in a modern suite, with panelled bath, pedestal wash hand basin and WC. A return staircase leads to the **Second Floor Landing**, again with engineered wood flooring and Velux window. There is a further large double **Bedroom** with Velux windows overlooking the front and rear of the property and a built-in storage cupboard and further under eaves storage.

Outside To the front of the property is parking for two cars and a flower and shrub bed. The pretty rear garden has an easterly aspect with a paved patio area, timber garden shed with attached pergola and sitting area, area of level lawn with mature flower and shrubs beds including apple tree, tomato plant, roses, and sunflowers. A paved path leads to the gated access that in turn leads to the side of the neighbouring property and onto the front of the property.

Location

Bishop Park is a popular development just off the highly sought-after West End Lane that is less than a mile to the vibrant High Street of Henfield. 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 many facilities including a health and sports centre, library, primary school and churches. 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 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: HJB03232
Photos & particulars prepared: September 2025, revised August 2026, Sept 2026 & Oct 2026 (RNT/LG)
Services: All main services
Local Authority: Horsham District Council Council Tax Band: 'D'
N.B We understand there is an annual service charge for the upkeep of the communal areas (approx. £306 per annum paid half yearly – to be confirmed)

Directions

Upon entering Bishops Park, take the second turning on the right into Newman Walk, turning right again and the property will be found on the left. What Three Words: https://w3w.co/look.mailbox.inversion

Viewing

An internal inspection is strictly by appointment with:

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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.

Newman Walk

Ground Floor
Approximate Floor Area
414.84 sq ft
(38.54 sq m)

First Floor
Approximate Floor Area
414.84 sq ft
(38.54 sq m)

Second Floor
Approximate Floor Area
258.01 sq ft
(23.97 sq m)

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Approximate Gross Internal Area (Excluding Eaves) = 101.05 sq m / 1087.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.