



49 | Meadow Drive | Henfield | West Sussex | BN5 9FG

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £625,000 | Freehold



- Stunning 4-bedroom detached family house
- Pleasantly situated on the popular Bysshop Meadow development
- Views over adjoining fields with easy access to countryside walks,
- Close to medical centre, leisure centre, dental surgery & St Peters School
- Recently constructed entrance lobby. Newly fitted Kitchen
- Karndean flooring on most of the ground floor
- Gas central heating. UPVC windows, Cloakroom & Utility Room
- Ensuite Shower Room & Garage

Description

Most attractive double fronted detached family house, pleasantly situated at the rear of the Bysshop Meadow development with a pleasant outlook over the fields and towards the Downs Link. The property was constructed by Charles Church in around 2013 of handsome brick elevations with matching quoins, under a composite slate roof. In recent years, the property has been extensively redecorated and improved by the current owners and this includes; the addition of a brick built entrance lobby, Karndean luxury vinyl flooring being installed by Superfit to most of the ground floor rooms in the last few months, a superb Nobilia Kitchen being installed in 2024, whilst at the same time, the patio was re-laid in porcelain. Other features include an east facing rear garden with a single garage in a block to the rear, double glazed windows throughout, and gas fired central heating.

A recently built, brick Entrance Lobby with stable door and painted panelled door leads to the Entrance Hall. Deep walk-in understairs storage cupboard/ Luxury vinyl flooring extends into the Cloakroom that also has the WC corner wash hand basin, tiled splashback and extractor fan. The lovely Sitting Room has a double aspect, with a pleasant outlook over the front of the property and double-glazed doors to the rear patio. Electric flame effect fire with decorative surround. The superb kitchen has been re-fitted in recent years with forest green fronted units and marble effect worktops with upstands, matching hanging wall cabinets and breakfast bar. One and a half bowl sink top with flexible tap. Integrated appliances including AEG dishwasher, AEG oven with four-ring gas hob, glazed splashback. and extractor canopy over. Luxury vinyl flooring also extends into the Utility Room that has matching work surface, heating control, space for fridge freezer, space and

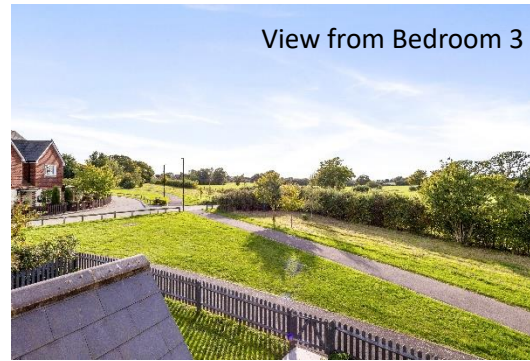
plumbing for automatic washing machine, and double-glazed door leading to the rear patio.

A return staircase leads from the Entrance Hall to the First Floor Landing with access panel to insulated roof space. Airing cupboard housing hot water cylinder and immersion heater. The principal Bedroom has built-in double wardrobe cupboards and an Ensuite comprising fully tiled shower cubicle, low-level WC, pedestal wash hand basin with tiled splashback. Electric shaver point and extractor fan. There are three further good-sized bedrooms on this floor. The second Bedroom overlooks the rear garden, whilst bedrooms three and four have a pleasant outlook over the front and the fields beyond, towards the Downs Link. Bedroom three also has a built-in wardrobe cupboard. The family Bathroom is fitted in a white suite comprising panelled bath with hand shower and tiled surround. Pedestal wash hand basin with tiled splashback, low-level WC. Vinyl flooring, double radiator and extractor fan.

Outside: The front garden is enclosed by picket fencing with an area of lawn and raised flower bed. A gated side access leads to a pretty east facing rear garden and extensive porcelain patio, laid in 2024, that extends to either side of the property, including a sheltered area. A porcelain paved path leads to gated rear access, with an area of shingle with raised timber flowerbeds, along with a Eucalyptus tree and an area of level lawn with a further mature flower bed. Outside water tap. A gated rear access leads to the single Garage situated in the middle of a block to the rear. The garage has an up and over door and is of brick construction with composite tile roof.

Location

The property occupies a lovely location within easy reach of St Peter's School, Leisure Centre, Medical Centre and the Mallards Dental Practice. The High Street itself 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 primary school, library and churches of most denominations. In addition, there are many varied countryside walks very close-by, including the Downs Link. Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick. The coastal town 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: HJB03198

Photos & particulars prepared: September 2025 (Robert Turner MNAEA)

Services: All main services. N.B We understand there is a small annual service charge to cover the communal areas (to be verified)

Local Authority: Horsham District Council. Council Tax Band: 'F'

Directions

From our offices in the High Street proceed north, take the fourth turning left into Deer Park. At the 'T' Junction turn left and follow the road around with the medical centre and leisure centre on your left. Meadow Drive is the fourth turning on the right. Take the second left and the property will be seen at the end to the right, facing the fields.

What Three Words: <https://w3w.co/organist.spot.seriously>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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

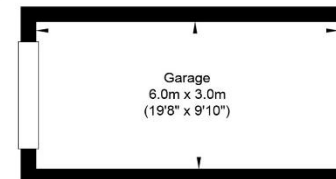
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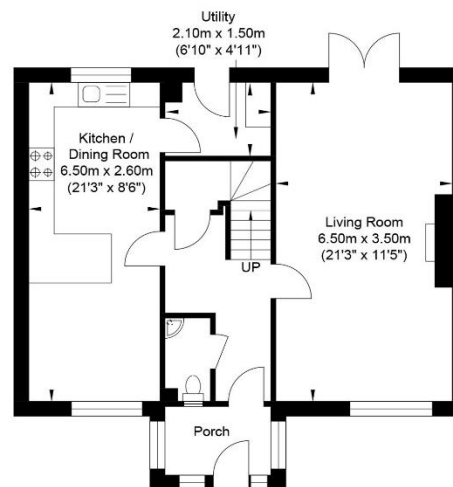


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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.

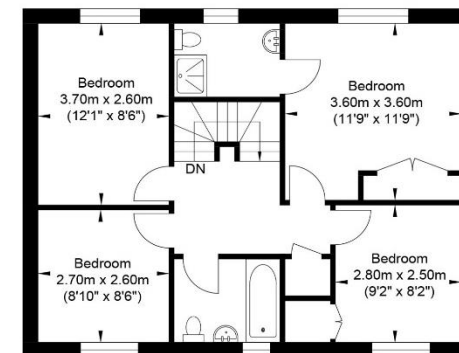
Meadow Drive



Garage
Approximate Floor Area
193.75 sq ft
(18.0 sq m)



Ground Floor
Approximate Floor Area
621.61 sq ft
(57.75 sq m)



First Floor
Approximate Floor Area
587.70 sq ft
(54.60 sq m)

Approximate Gross Internal Area (Excluding Garage) = 112.35 sq m / 1209.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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