



3 | Manor Way | Henfield | West Sussex | BN5 9LA

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



3 | Manor Way | Henfield | West Sussex | BN5 9LA

Asking Price: £425,000 | Freehold



- Well-presented two-bedroom semi-detached bungalow
- Within reach of the High Street and countryside walks
- Private driveway and garage with recently replaced roof
- East facing garden with newly re-laid patio
- Modern fitted kitchen and bathroom
- Good sized double aspect sitting/dining room
- No onward chain

### Description

A well-presented and carefully maintained two-bedroom semi-detached bungalow, complete with a private driveway and garage. Set within a residential area of similar properties, it is conveniently located within easy reach of the High Street and nearby countryside walks. The property benefits from a modern fitted kitchen, gas central heating, with double-glazed windows and external doors throughout. The bright, double-aspect sitting/dining room creates a welcoming living space, with double-glazed doors opening onto a newly re-laid patio and a charming 55' (approx.) easterly-facing rear garden. As with other properties in the area, there is excellent potential to extend into the roof space, subject to the necessary consents. Offered with no onward chain, this home comes highly recommended for internal viewing.

An **Open Porch** and double-glazed front door with glazed side panel leads to the **Entrance Hall** with a linen cupboard. and access panel to roof space with gas fired central heating boiler. The bright, double aspect **Sitting/Dining Room** has an electric flame effect fire set in a modern fire surround and double-glazed patio doors leading to the rear garden. The **Kitchen** is fitted in contemporary white fronted units with laminated worktops and subway tiles. Single drainer stainless steel sink top with monochrome tap, Hotpoint washing machine, Bosch fridge freezer, integrated oven with microwave with separate Neue halogen hob with brushed steel splashback and extractor over. Tiled floor and floor double glazed door to outside. There is a double aspect double **Bedroom** that overlooks the front garden, whilst the second **Bedroom** overlooks the rear. Modern **Bathroom** fitted in a white suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC. Fully tiled walls and floor, double glazed windows obscured glass.

**Outside** to the front of the property is a pretty front garden with areas of lawn with mature flower shop borders enclosed by dwarf brick wall. A long private driveway leads to single **Garage** of brick construction with a recently replaced roof. Up and over door, attached former fuel store with personnel door. The pretty, well-maintained East facing rear garden has a recently re-laid enclosed patio with steps leading up to an area of lawn with mature shrubs and a crazy paved sitting out area to the rear. The garden is all enclosed by panel fencing and measures approximately. 55' from the rear of the kitchen by 40' wide. outside light points and water tap.

### Location

The property is situated in an established residential location of similar properties within easy reach of the Village High Street. Henfield 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. 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.

### Information

Property Reference: HJB03352

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

Services: All main services

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

### Directions

Proceed north from our offices along the High Street, taking the fourth turning on the right into Manor Way and the property will be seen almost opposite. What Three Words: <https://w3w.co/warns.additives.escaping>

### Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Henfield

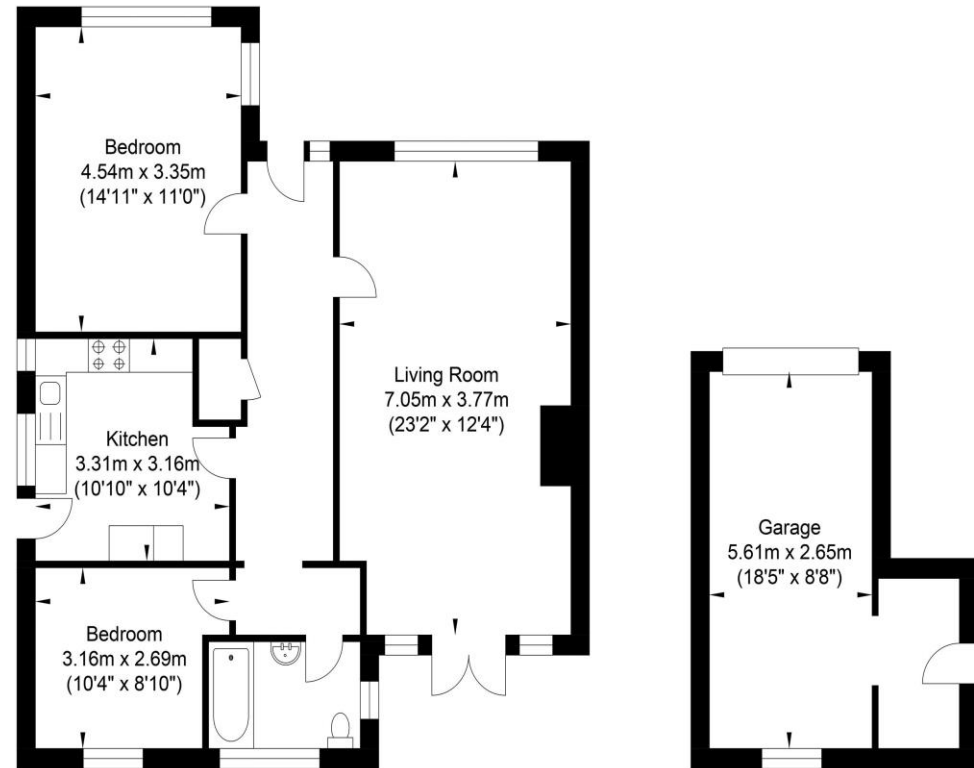
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# Manor Way



Ground Floor  
Approximate Floor Area  
1026.87 sq ft  
(95.40 sq m)

Garage  
Approximate Floor Area  
198.70 sq ft  
(18.46 sq m)

Approximate Gross Internal Area (Excluding Garage)= 95.40 sq m / 1026.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.