



**Brook House, High Street,  
Henfield, West Sussex, BN5 9DD  
Offers In Excess Of £450,000 Freehold**

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ESTATE AGENTS

# A Beautifully Renovated Period Property, Pride of Place on Henfield High Street, with Three Good Sized Bedrooms and a Private Rear Garden. Show Home Ready Offering a Turn Key Move!

## Situation

Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

## Description

In a prominent location on Henfield High Street, "Brook House" oozes both character & charm and has been totally renovated to a high standard by the current vendors and is move in ready. Offering three good-sized bedrooms and a walled garden, this characterful gem is one not to be missed!

As you enter, original boards underfoot lead you through the downstairs accommodation, where your attention is immediately drawn to the large fireplace, framed by exposed brickwork on both sides. The addition of plantation shutters add a modern twist to the beautiful Character, whilst illuminating the space within. The modern kitchen has been refitted and features plentiful storage hidden behind Shaker-style cupboards. There is a large pantry with plenty of storage.

The hallway is spacious and contains a large understairs cupboard for all those coats and shoes. Stairs rise to the first floor, where you will find all three good-sized bedrooms and the family bathroom. The main bedroom has been equipped with a sumptuous en-suite shower room, whilst bedroom two and three share the luxury family bathroom. On the landing, there is a cupboard ready for your washing machine and dryer.

Furthermore, there is a walled garden separately accessed away from the property, which currently has additional storage by way of a timber potting shed.

Other points worthy of a mention include cellar storage, which could be utilised once tanked for a bottle of wine or two!

Early viewing is deemed essential to appreciate all this charming character property has to offer, in the middle of the bustling, Village High Street.

## Property Information

Council Tax Band D: £2,379.00 2025/2026

Utilities: Mains Gas & Electric. Mains water and sewerage

Parking: Unrestricted on-street parking

Broadband: Standard 19 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (OFCOM checker)

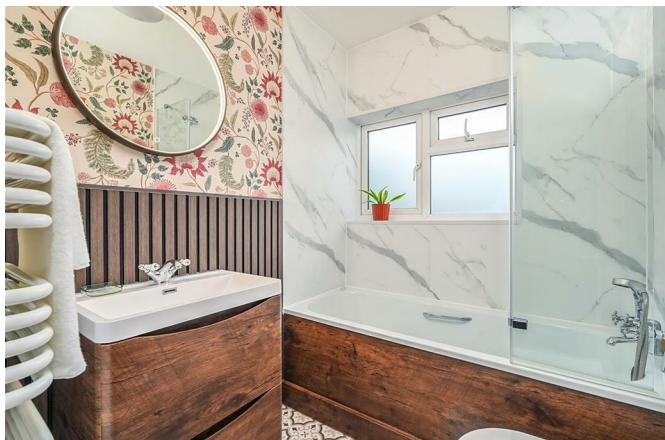
Mobile: Good coverage (OFCOM checker)

N.B: There is an element of a flying freehold (<15%)

## 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.





## Brook House, BN5

Approximate Gross Internal Area = 98.9 sq m / 1065 sq ft



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

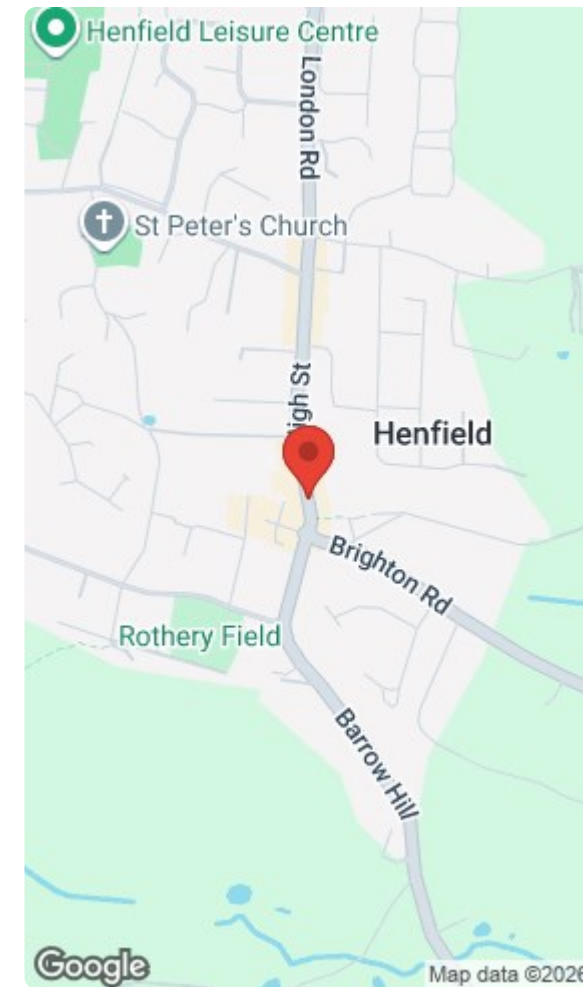
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### Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>82</b>               |
| (69-80) <b>C</b>                            | <b>69</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 |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |