



Hatherdene | West End Lane | Henfield | West Sussex | BN5 9RA

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £695,000 | Freehold



- A much improved & extended older three bedroom semi detached house
- Semi rural location yet only one mile from the High Street
- Fully fitted modern Kitchen/Breakfast Rm with Utility Room & Wet Rm
- Three reception rooms. Modern Family Bathroom
- Some pine panelled internal doors & some feature fireplaces
- Three good sized bedrooms, one with En suite Shower Room
- Off-road parking, oil fired central heating, timber & upvc double glazing
- Superb, South facing rear garden approx. 135 feet in length

Description

An exceptionally well-presented three-bedroom semi-detached Edwardian home, thoughtfully extended and beautifully modernised, situated in a sought-after semi-rural location with picturesque countryside walks close by. Since purchasing the property in 2014, the current owners have extensively improved the home to create a superb blend of period charm and modern convenience. The accommodation now features an impressive extended kitchen, fitted with contemporary units and complemented by a separate utility room and wet room. Upstairs, the property benefits from a stylish family bathroom and a well-appointed en-suite to the principal bedroom. A particular highlight is the magnificent south-facing rear garden, extending to approximately 135 feet from the rear of the dining room. Beautifully stocked and meticulously maintained, the garden offers an extensive patio ideal for outdoor entertaining, together with a range of useful timber sheds and a polytunnel for keen gardeners. Further features include off-road parking for two to three vehicles, attractive cast iron fireplaces in two reception rooms, a dining room with double doors opening onto the patio, oil-fired central heating, and double-glazed windows throughout. This outstanding home offers an exceptional combination of character, space and modern living in an enviable countryside setting. An early viewing is highly recommended.

Timber part glazed front door to **Entrance Hall** pine panel door to **Sitting Room** with future cast iron fireplace. This room opens up into the **Dining Room** with timber effect flooring and double-glazed casement doors to the rear patio. A further **Reception Room/Study** has a feature cast iron fireplace and a deep under stairs storage cupboard, timber effect flooring. The magnificent extended **Kitchen** is fitted in a range of modern cream fronted units with quartz worktops, upstands and part tiled walls. Integrated

appliances include; two ovens (one of which is a combination oven with warming drawer) Neff ceramic induction hob and Neff brushed steel extractor over. Bosch dishwasher and integrated fridge/freezer. Peninsula breakfast bar, stone flooring Velux skylight and door leading to **Utility Room** with units matching the kitchen with upright Zanussi integrated freezer. Space and plumbing automatic washing machine, stone floor. Door to rear patio and further door to the **Wet Room** with large format ceramic tiles. Large walk-in shower cubicle with Triton T 80 shower unit. Moulded wash hand basin set in vanity unit, close coupled WC and stone floor.





Stairs lead from the entrance hall to the **First-Floor Landing**. Airing cupboard with radiator. On this floor you will find two good sized double Bedrooms overlooking the front of the property. The principal **Bedroom** has a fully tiled **Ensuite Shower room** with quad shower, combined radiator/towel rail WC and wash hand basin set vanity unit. Extractor fan. The second **Bedroom** has an access panel with loft ladder to the roof space. Overlooking the rear of the property is a good-sized single **Bedroom**, whilst the modern fitted **Bathroom** has a P-shaped bath with shower screen and Aqualisa shower unit, mainly tiled walls and a vinyl tiled floor. Wash hand basin and WC set in vanity unit. Combined towel rail/radiator, and a narrow storage cupboard, double glazed window overlooking the rear garden.

Outside: To the front of the property is a block paved drive with flower and shrub beds either side and parking for two to three cars. A wide gated access leads to the South facing rear garden that has an extensive paved patio area with shaped areas lawn, interspersed, by mature trees and shrub beds. There is a small fishpond and sitting out area, beyond which is a further area of garden with a vegetable plot and a productive poly tunnel, whilst to the very rear of the garden is a large timber shed. There are two further timber sheds (one with power - not tested) and an aluminium greenhouse, nearer to the rear of the house. The rear garden from the rear of the dining room measures approximately 135' x 35' wide. Outside water tap and outside light points.

Location

Hatherdene is situated about midway along West End Lane in a sought-after semi-rural location, with many good walks accessible from the front door and being approximately 1 mile to the West of the High Street with its wealth of local shops, trades and services. Henfield has a thriving community with many varied events taking place throughout the year with facilities including a health and sport centre, library, school and churches of most denominations. In addition the many varied countryside walks are directly accessible from the property. Hassocks is 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. In addition, the property is within easy reach of the Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway linking the North Downs Way in Surrey with the South Downs Way near Steyning.

Information

Property Reference: HJB03445

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

Services: Main electricity & Water. WPL Diamond sewerage treatment plant. Outside oil boiler with hidden 1405 L oil tank.

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

Directions

At the North end of Henfield High Street and opposite the White Hart pub, turn West into Church Street and continue along this road, over the mini-roundabout and, after a short time this becomes Upper Station Road, and then eventually West End Lane. Travel approx ½ mile, passing Lawyers Lane and the property will be found on the left-hand side. What Three Words: <https://what3words.com/uniforms.tall.astounded>

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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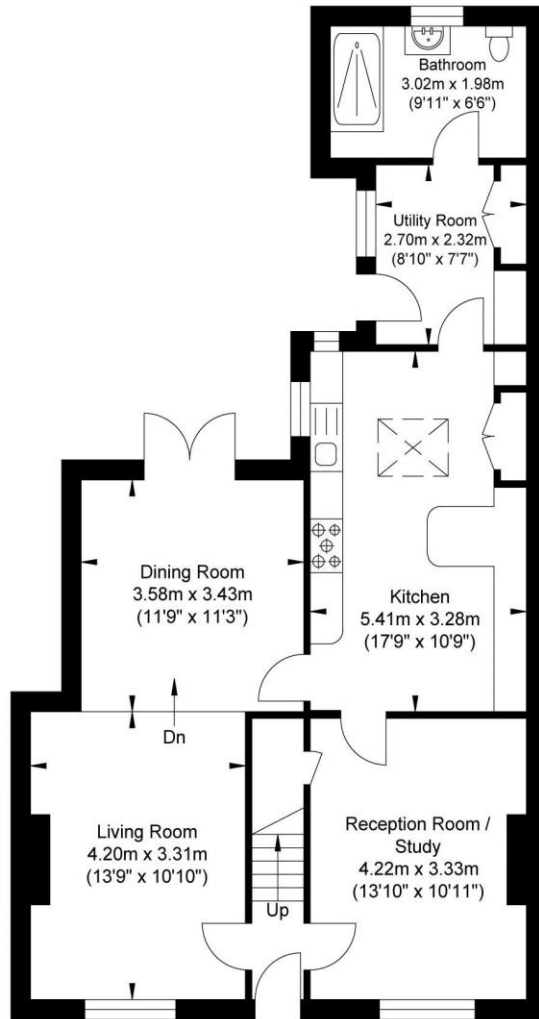
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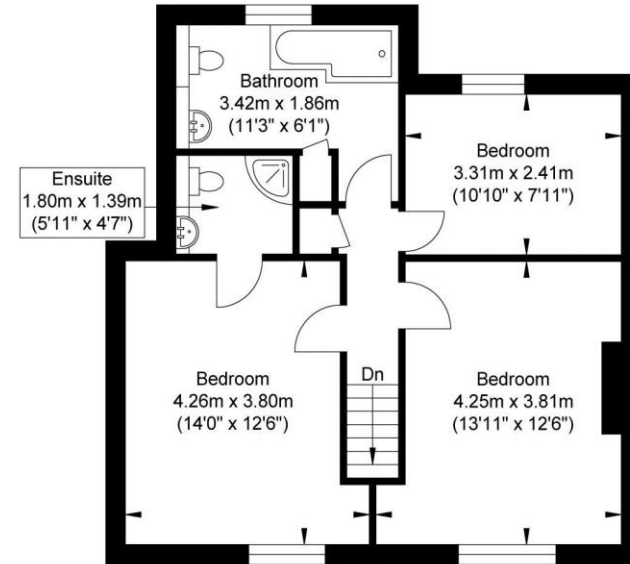
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West End Lane



Ground Floor
Approximate Floor Area
818.16 sq ft
(76.01 sq m)



First Floor
Approximate Floor Area
573.28 sq ft
(53.26 sq m)



Approximate Gross Internal Area = 129.27 sq m / 1391.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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