

Red Robins, Brighton Road,
Shermanbury, West Sussex, RH13 8HD
Guide Price £700,000 - £725,000 Freehold

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An Extended and Detached Three-Bedroom Chalet Bungalow, with Beautiful Open Plan Living space flowing to A Long & Private Rear Garden

Situation

The property is situated on the outskirts of Henfield on the Brighton Road (A281). The village has a vibrant community with a High Street of shops and pubs together with churches, library, leisure centre, medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. the coast is about 8 miles distant.

Description

Set back from the road, Red Robins is an exceptional detached family home that has been extended by the current owners in recent years. It now offers over 2,100 square feet of bright and airy living space, along with a garden that measures over 190 feet—this is a property not to be missed!

This deceptively spacious home is partly hidden from view by a high, mature hedge and is accessed through a set of gates. The expansive driveway can comfortably accommodate five or six vehicles and that's not including the space inside the garage! Upon entering the storm porch, you are welcomed into an entrance hallway that divides the first two bay-fronted double bedrooms.

On the ground floor, a luxurious tiled bathroom features a hidden walk-in shower and a freestanding statement bathtub, whilst a separate W/C is located next door. The property then opens up to a vast area created by two extensions. The kitchen, benefiting from under-floor heating beneath the slate tiles, boasts cream high-gloss units surrounding a focal range-style cooker. A handy utility room provides additional counter & worktop space and conceals essential white goods.

Natural light flows into the dining and family space, which feature vaulted ceilings, and leads to the living area. Here, a spectacular set of sliding bi-fold doors offers a stunning view of the long and private garden.

Stairs ascend to the first floor, where you will find the principal bedroom and an ensuite shower room. Measuring an impressive 19'7" x 17'3", this spacious bedroom is flanked on both sides by useful eaves storage and includes two additional dormers at the front, enhancing the light and airy feel of the entire property.

Outside, the garden remains plentiful, largely unaffected by the previous extensions, and still measures in excess of 190 feet. The garden features distinct areas, including a wide patio off the living room for al fresco dining, a greenhouse, netted growing beds, and a further patio area currently occupied by an above-ground pool, along with its pumping and filtering units. Additionally, there are three timber outbuildings used as a home office, workshop, and tool shed.

In our opinion, sizable properties like this, with expansive gardens, generate significant interest. So be sure to secure your internal viewing as soon as possible!

Property Information

Council Tax Band E: £2,980.97 2026/2027
Utilities: LPG Gas & Mains Electric. Mains water and sewerage
Parking: Garage & Private Driveway
Broadband: Standard 13 Mbps, Superfast 56 Mbps (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

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.




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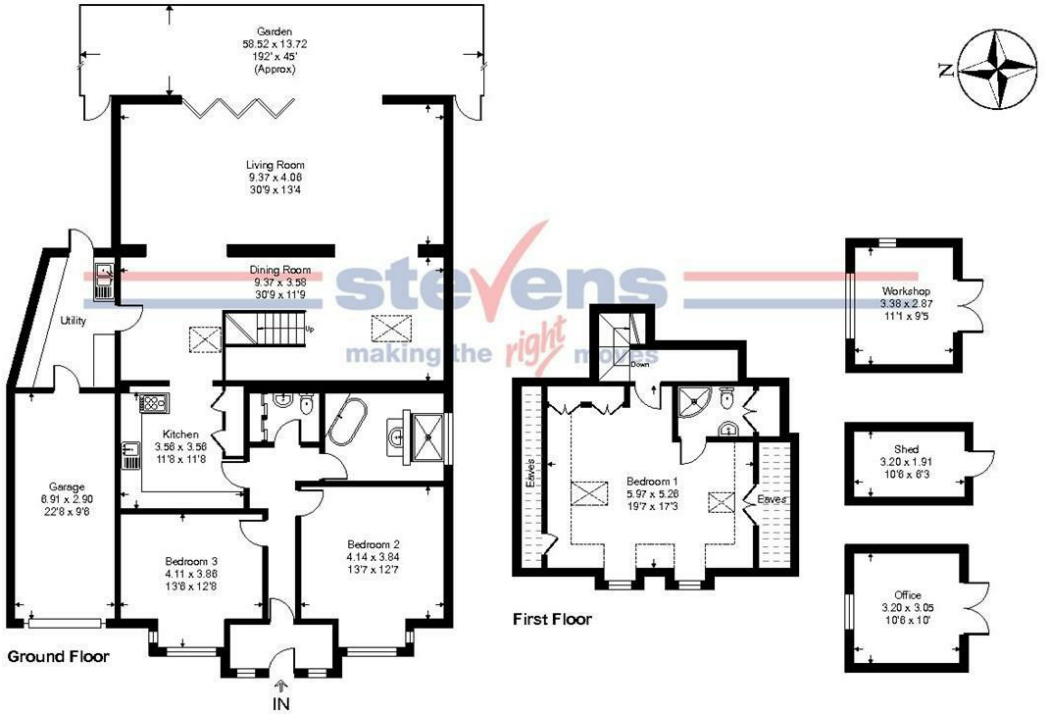




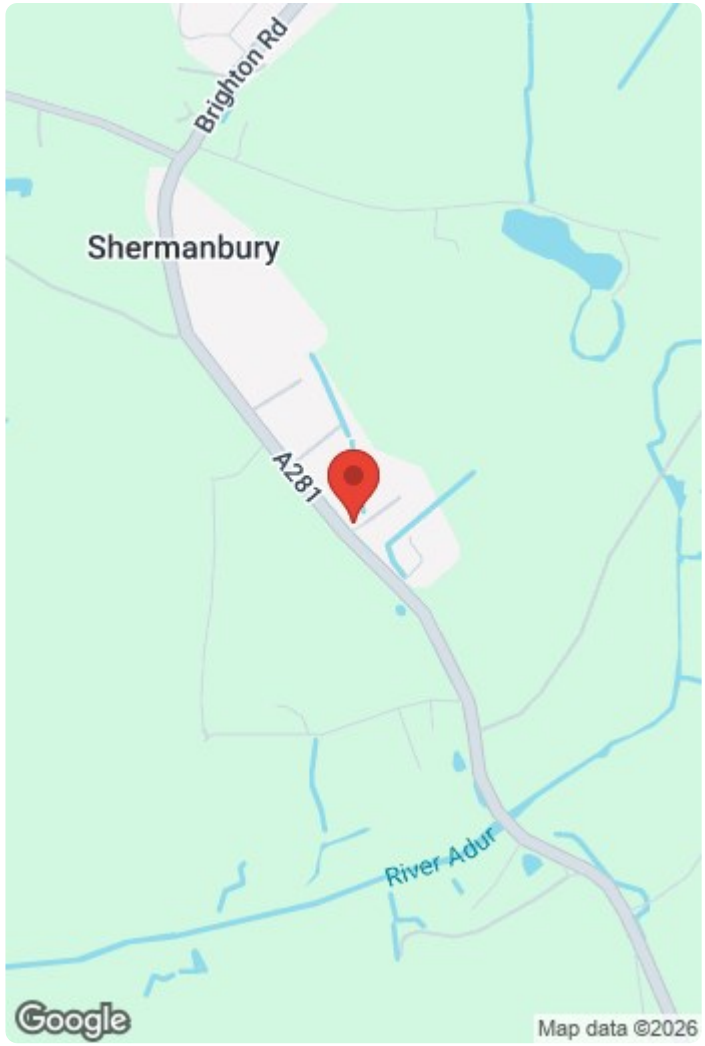
= Reduced headroom

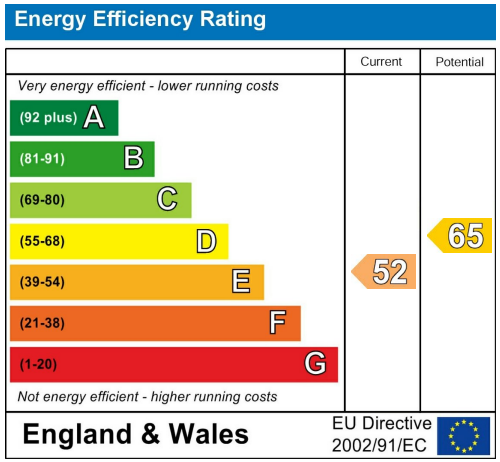
Red Robins

Approximate Gross Internal Area = 197 sq m / 2121 sq ft
Approximate Garage Internal Area = 18.9 sq m / 204 sq ft
Approximate Outbuildings Internal Area = 25.5 sq m / 275 sq ft
Approximate Total Internal Area = 241.4 sq m / 2600 sq ft
(excludes restricted head height)



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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