10 | The Hooks | Henfield | West Sussex | BN5 9UY

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £750,000 | Freehold

4 3 2 EPC C

- NO ONWARD CHAIN – detached four-bedroom family home.
- Approximately 1,488 sq ft of house accommodation, plus detached double garage of approximately 280 sq ft. EPC 'C', Council Tax 'G'.
- Convenient access to Henfield High Street via nearby twittens.
- Spacious sitting room, conservatory and west-facing rear garden.
- Open-plan kitchen/dining room with separate utility room.
- Solar panels, gas central heating and double glazing.

Description

A handsome and spacious detached executive home, set within an exclusive development of similar properties built around 1989. Ideally located within easy reach of local village amenities and picturesque countryside walks, accessed via nearby twittens. This well-appointed property offers a range of desirable features, including a modern open-plan kitchen and dining area, complemented by a separate utility room. Additional ground floor accommodation includes a cloakroom, a generous sitting room, and a bright conservatory overlooking the garden. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with a modern en-suite shower room, along with a stylish family bathroom. Externally, the property benefits from a long private driveway running alongside the house, leading to a detached double garage. The attractive rear garden enjoys a sunny west-facing aspect, ideal for outdoor entertaining. Offered with no onward chain, this excellent home must be viewed internally to be fully appreciated

Double glazed front door with leaded light double glazed side panels, to **Entrance Lobby** with terracotta floor and timber front door to the **Entrance Hall**. Understairs storage cupboard, cloaks cupboard and **Cloakroom**. With low-level WC wash hand basin and tiled splashback. The **Sitting Room** has an electric flame effect fire with decorative fire surround around. Archway to Dining Room and double-glazed sliding patio doors leading to the **Conservatory** which has ceramic tile floor, Levante panel heater and double-glazed double doors to the patio. The **Dining Room** opens into the **Kitchen** that is fitted in a range of cream fronted units with laminated work surfaces with drawers and cupboards under. Matching dresser unit and central Island. Part tile walls. One and a half bowl stainless steel sink top. Neff double oven and separate four-ring gas hob with extractor over. Integrated Neff fridge/freezer and dishwasher. Engineered wood flooring extends from the kitchen into the dining room and **Utility Room.** Fitted in units matching the kitchen with hanging wall cabinets, upright storage cupboard. Integrated Bosch washing machine, single drainer stainless steel sink top with monochrome tap. Double glazed door to outside. Stairs lead from the hall to the **First floor Landing**. Access panel to roof space. Airing cupboard housing Worcester gas fired boiler with programmer. The principal **Bedroom** has built-in wardrobe cupboards. Double glazed windows with leaded lights overlooking the front of the property. The modern **Ensuite** has a wide walk-in shower, low-level WC and wash hand basin set in vanity unit. Tiled floor and combined radiator/towel rail. There are two further double **Bedrooms** on this floor both overlooking the rear garden, one of which has fitted wardrobe cupboards. Whilst the fourth **Bedroom** is currently used as a dressing room/study with fitted wardrobe cupboards and a fitted dressing table/desk. The family **Bathroom** is fitted in a Dalton suite comprising corner bath, low level WC and pedestal wash hand basin. Part tiled walls, tiles floor and combined radiator/towel rail.

Outside. There's a long driveway running alongside the house with parking for several cars leading to a detached brick built **Double Garage** with twin up and over doors, electric light and power. Roof storage and range of former kitchen units with space for further domestic appliances. Personnel door to the side. To the front of the property is an open plan garden laid to lawn with flower and shrub beds. There's an outside water tap beside the door from the utility room. A gate leads from the driveway to the pretty, well stocked westerly rear garden. that has a paved patio area with electrically operated awning. Outside light point and outside water tap. Shaped area of lawn with mature flower and shrub beds enclosed by panel fencing. To the rear of the garage is a timber garden shed and rear gate.

Location

The property is pleasantly situated within The Hooks, an exclusive development of similar detached houses. The property has the added benefit of being close to a Twitten that leads to the vibrant village High Street that has a wealth of local shops, trades and services and forms the centre of the village and is in the other direction a short walk to some of the best Sussex countryside. Henfield has an active community and varied events taking place throughout the year, as well as excellent amenities including health and sports centres, four pubs, a post office, several coffee shops, a florist, veterinary surgery, library, several independent shops, Sainsbury supermarket and churches.

St Peter's C of E, a highly respected Primary School is within 0.5 miles. 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 near Steyning and Shoreham provides stunning safe walking and cycling. Henfield lies almost equidistant between the larger shopping centres of Burgess Hill and Horsham, both offering fast regular mainline rail services into London Bridge and Victoria. Brighton and the coast are about 20 mins by car.

Information

Property Reference: HJB00819

Photos & particulars prepared: May, July & October 2026 (RT & LG).

Services: All main services. Solar panels we understand, supplement the electricity and hot water (to be verified).

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

Directions

From our offices in Henfield High Street, proceed south over the mini roundabout, taking the first turning into Nep Town Road. Take the second turning on the right into Broomfield Road. Take the first right into The Hooks, and the property will be found on the right hand side.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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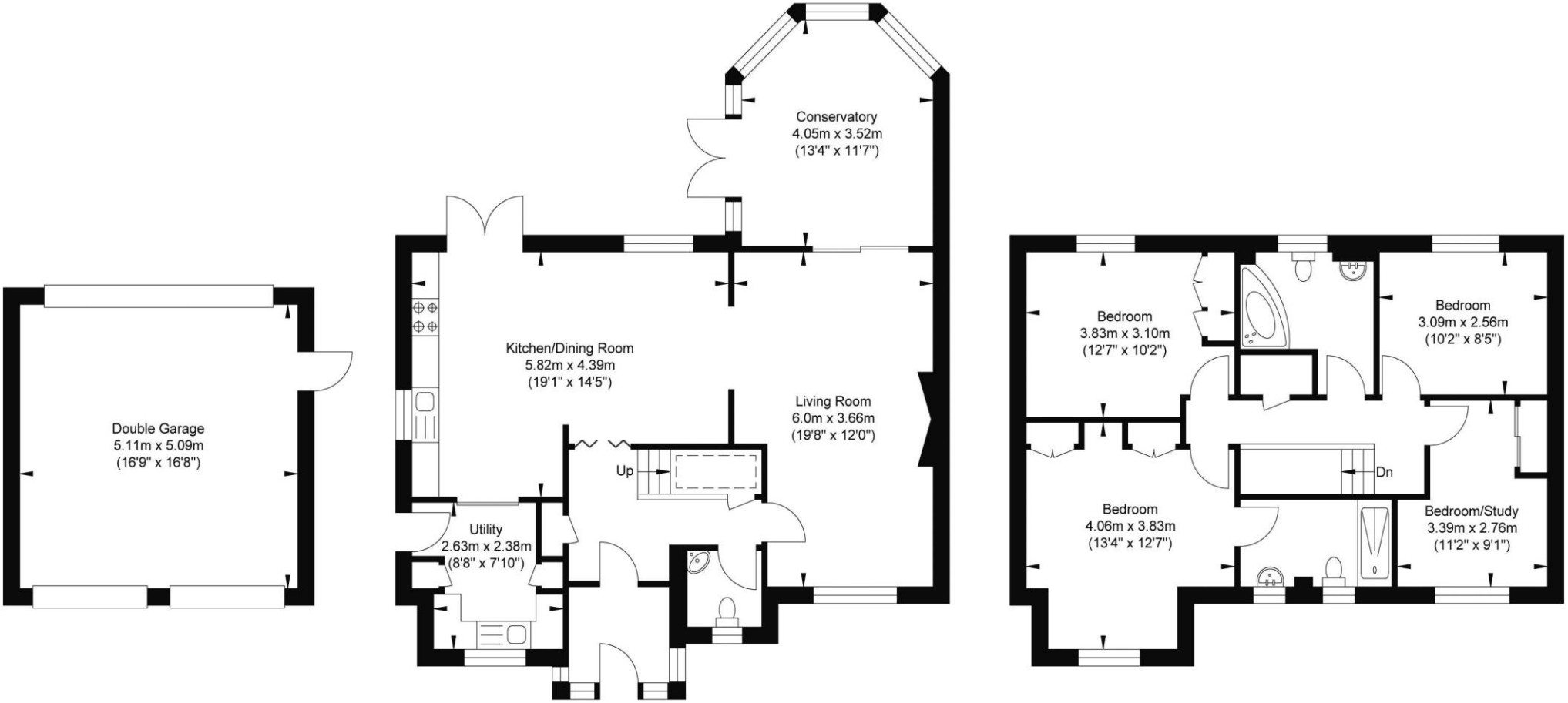
The Hooks



Garage
Approximate Floor Area
279.97 sq ft
(26.01 sq m)

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Ground Floor
Approximate Floor Area
840.55 sq ft
(78.09 sq m)

First Floor
Approximate Floor Area
647.56 sq ft
(60.16 sq m)

Approximate Gross Internal Area (Including Garage) = 164.26 sq m / 1768.08 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.