



78 Wantley Hill Estate
Henfield, West Sussex BN5 9JT
Guide Price £380,000 Freehold

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ESTATE AGENTS

78 Wantley Hill Estate, Henfield, West Sussex BN5 9JT

A Spacious Semi Detached Family House with Good Size Enclosed Rear Garden Backing Onto a Recreation Area with Views over Surrounding Countryside, Situated Close to Local Amenities and Country Walks

Situation

The property is situated on the eastern side of Henfield village which 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

A semi detached house built of brick elevations under a pitched tiled roof having the benefit of gas fired central heating and double glazing. The accommodation is arranged over two floors comprising on the ground floor, entrance porch, entrance hall, dining room, lounge, and kitchen leading to a large utility area. Stairs from the entrance hall rise to the first floor landing with doors to three bedrooms and bathroom. Outside to the front of the property is a paved front garden providing parking for two cars and side access leading to a delightful rear garden. with various outbuildings including a tree house.

VIEWING IS RECOMMENDED BY THE VENDORS SOLE AGENT

The accommodation in brief is as follows:

ENTRANCE

outside light and power, part glazed front door leading to:

ENTRANCE HALL

Coved and plastered ceiling, deep undertairs cupboard housing fuse box. Stairs to first floor and door to:

DINING ROOM

Fireplace, radiator, plastered ceiling, aluminium double glazed French doors leading to rear garden. Opening to:

LOUNGE

Double glazed bay window overlooking front, t.v point, two radiators, coved and plastered ceiling. Glazed door leading to:

KITCHEN

Part ceramic tiled with range of base units with wooden surfaces over incorporating Butler sink, space and plumbing for dishwasher, gas and electric cooker point, space for upright fridge/freezer. Matching range of eye-level units, gas meter, radiator, wall mounted gas fired Bosh Worcester boiler supplying domestic hot water and central heating. Wall shelving, opaque double glazed window, two further double glazed windows overlooking rear garden, plastered ceiling. Opening to:

LARGE UTILITY ROOM

Space and plumbing for washing machine, radiator, range of wall mounted shelving and cupboards, upvc half double glazed door leading to side access and upvc double glazed French doors with adjoining double glazed side screens leading to rear garden.

Stairs from the entrance hall rise to:

FIRST FLOOR

LANDING

Double glazed window, radiator, airing cupboard with slatted shelving housing pre-lagged copper cylinder, access to roof space via a wooden pull down ladder.

BEDROOM 1

Large storage cupboard, radiator, plastered ceiling, upvc double glazed window overlooking rear garden with views over countryside.

BEDROOM 2

Radiator, upvc double glazed window overlooking front, plastered ceiling.

BEDROOM 3

Radiator, plastered ceiling, upvc double glazed window overlooking rear garden with views over countryside.

BATHROOM

Part ceramic tiled with white suite comprising panelled bath with wall mounted Triton electric shower over, vanity unit with wash hand basin, monochrome tap and cupboard below, dual flush close coupled low-level w.c, ladder style radiator/towel rail, opaque double glazed window and plastered ceiling.

FRONT GARDEN

Mainly paved providing parking for two cars, flower borders and two sheds.

Side access with raised flower border containing various shrubs, ornamental pond, bike shed and water tap leading to:

REAR GARDEN

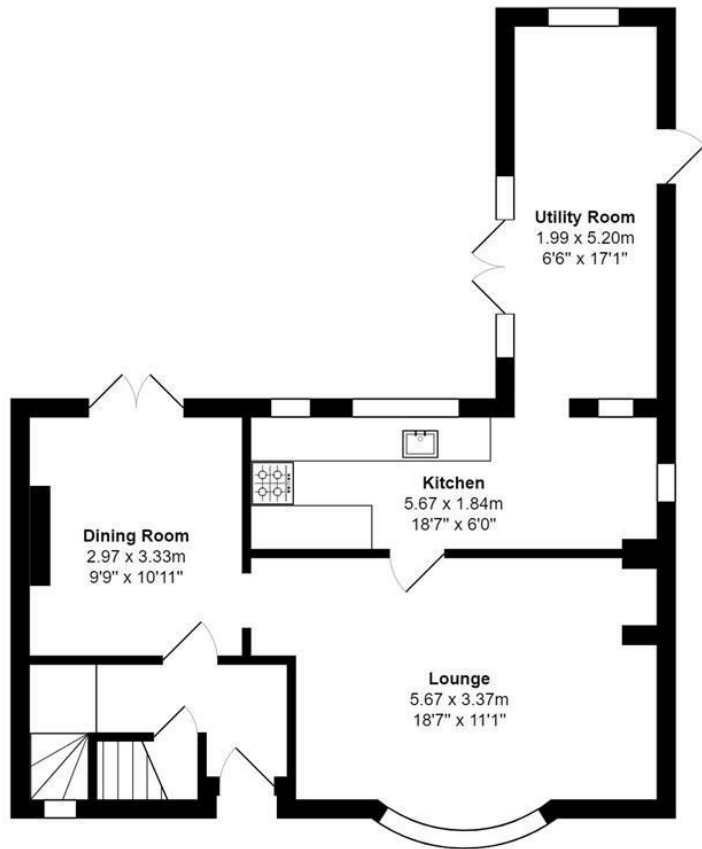
Being a feature of the property, mainly laid to lawn with shaped flower borders containing various shrubs, apple tree, large insulated timber and glazed shed/workshop with power and light, and an open fronted tree house. Gate to rear leading to a recreation field.

Property Misdescription Act 1991

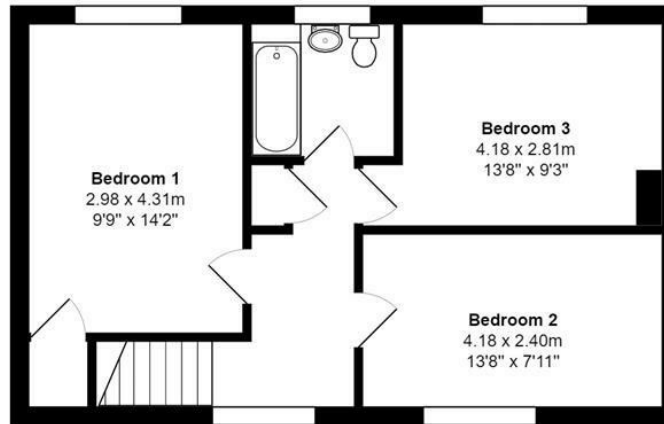
Although every effort has been taken in the production of these particulars, prospective purchasers should note:

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.





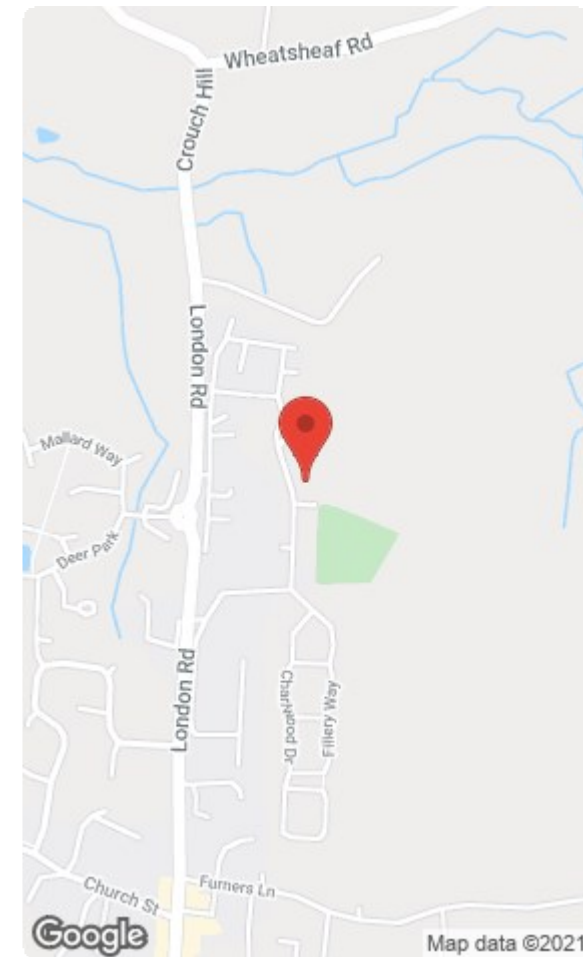
Ground Floor
Area: 58.0 m² ... 624 ft²



First Floor
Area: 47.3 m² ... 509 ft²

Total Area: 105.2 m² ... 1133 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewings by appointment only

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