

# MAPP & WESTON

Refreshingly independent...

£595,000

73 Parsonage Road, Henfield, West Sussex, BN5 9HZ



 4  
Bedrooms

 2  
Bathrooms

[sales@mappandweston.co.uk](mailto:sales@mappandweston.co.uk)

01403 271977

# MAPP & WESTON

Refreshingly independent...

£595,000

Parsonage Road Henfield Village



**FOUR DOUBLE BEDROOMS**  
**TWO BATHROOMS**  
**FAMILY ROOM/KITCHEN/DINER**  
**SOLID OAK DOORS THROUGHOUT**  
**NATURAL WOOD FLOORING**  
**CERAMIC TILED FLOOR & UNDERFLOOR HEATING**  
**CLOAKROOM**  
**VIDEO ENTRY & HIVE CONTROLS**  
**LARGE CORNER PLOT**  
**COUNTRYSIDE ACCESS FROM REAR GARDEN**

# MAPP & WESTON

Refreshingly independent...

£595,000

Parsonage Road Henfield Village



# MAPP & WESTON

Refreshingly independent...

£595,000

Parsonage Road Henfield Village



**A detached four-bedroom house located in a secluded corner of the popular Parsonage Road development with rear access and a footpath leading to open countryside and The South Downs. Ideal for dog walkers and active kids! The property has been modernised to a high standard including a Family Room and bespoke kitchen/Diner with tri-fold doors onto the large, corner plot garden.**

**SPACIOUS HALLWAY:** Ceramic floor tiles with under-floor heating. Built-in seat and coat hanging area. Inset ceiling lights.

**LOUNGE:** 20'6 x 11' Double Aspect and outlook over the rear garden. Natural wood floor. TV point. Double-opening oak and glazed doors to:

**FAMILY ROOM/KITCHEN/DINER:** 20'8 x 11'5 Outlook and access via tri-fold doors onto decking and the garden beyond. There is a Family Area with ample space for table and chairs. A Breakfast Bar divides off the Kitchen Section featuring contemporary, wood-fronts under woodblock work surfaces and a range of INTEGRATED "NEFF" APPLIANCES including an induction hob and fan oven/grill below with ceiling-mounted high-level extractor overhead. Integrated fridge, integrated dishwasher. Double-bowl "Butlers Sink." Various drawers and storage cupboards, pull-out waste bin, wine racks, range of eye-level cupboards and display shelves. Tiled splashback to working areas, inset ceiling lights, ceramic floor with underfloor heating. TV point, under-stairs storage cupboard.

**UTILITY/OFFICE:** 16'2 x 8' Double aspect with outlook to the front, door to enclosed side garden. Work surface and utility sink. Ceramic tiled floor, inset ceiling lights. Storage cupboards and worktops. Electric circuit breakers.

**UTILITY ROOM II:** 6'7 x 5'10 Expanse of work surface, cupboards below and at eye level, integrated washing machine and freezer. Ceramic floor with underfloor heating, inset ceiling lights. **CLOAKROOM:** WC with concealed cistern, and wash basin. Ceramic tiled floor.

**STAIRS TO FIRST FLOOR GALLERIED LANDING:** Airing cupboard. Sliding ladder to loft which is boarded and with electric light. The gas combination boiler is located in the loft.

**BEDROOM ONE:** 11'9 x 11'6 Outlook to the rear garden. Deep integral wardrobes.

**BEDROOM TWO:** 11'5 x 10'2 Outlook to rear.

**BEDROOM THREE:** 13'8 x 8' Outlook to the front.

**BEDROOM FOUR:** 10' x 9'4 Outlook to front.

**MAIN BATHROOM:** 6'6 x 5' Panel enclosed bath, rainfall and handheld shower heads, thermostatic tap and folding shower screen. Washbasin on vanity unit, waterfall tap, low flush WC. concealed cistern. Fully tiled walls and flooring, chromium upright radiator, extractor fan, ceiling lights.

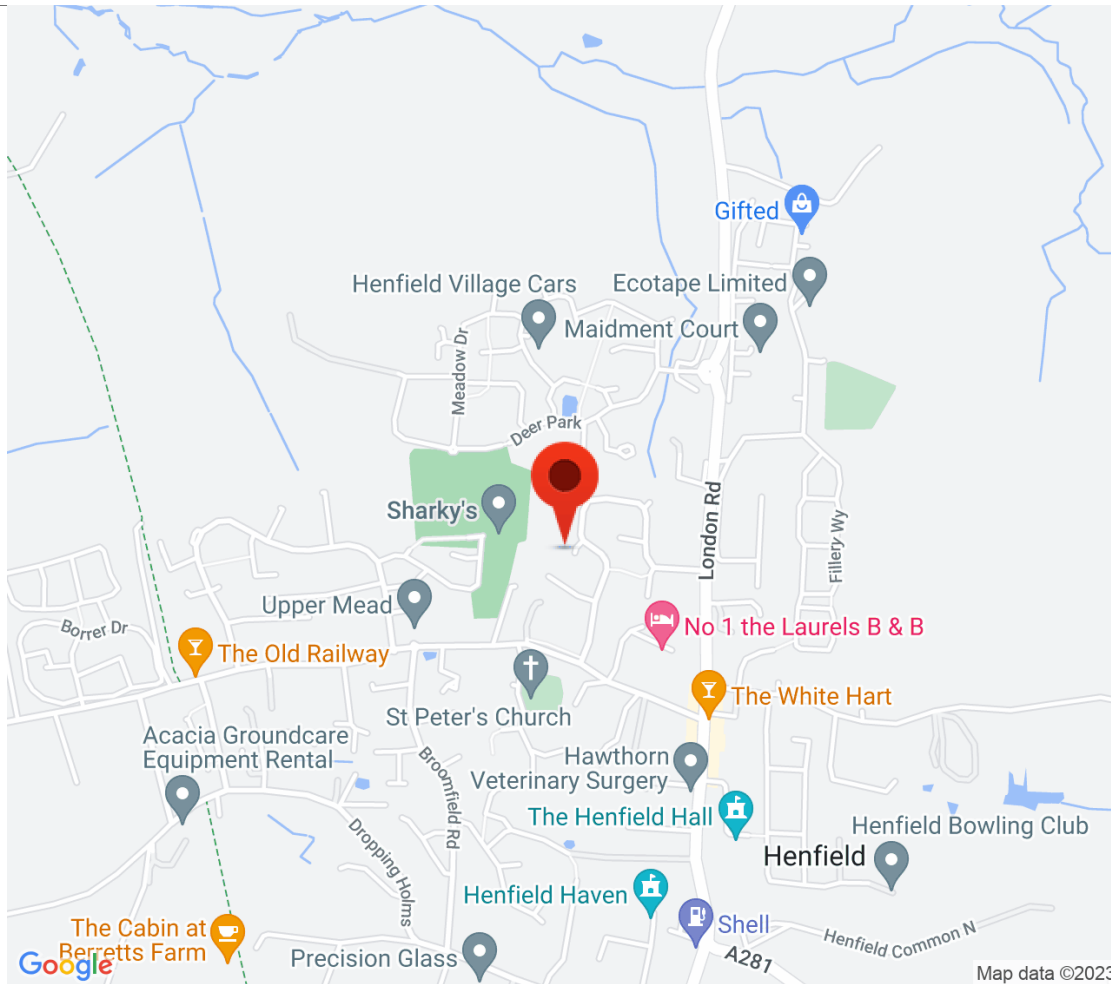
**SHOWER ROOM:** 6' x 5'9 Walk-in shower with waterfall and handheld heads, thermostatic taps. Washbasin on vanity unit, waterfall tap, WC, concealed cistern, fully tiled walls and flooring, extractor fan, inset ceiling lights, chromium upright radiator, fitted mirrored cabinet.

**OUTSIDE:** Brick paved providing very ample parking to the front. Shrub Bed. Side access to rear garden.

**REAR GARDEN:** Approximately 80ft square and enjoying a Westerly aspect. A large expanse of Composite Decking across the rear of the house. Raised pond feature with waterfall and filtration. The remainder of the garden is laid to lawn with floor & shrub borders. A pedestrian gate leads onto a footpath at the rear which provides access to the surrounding countryside and South Downs. **GATED SIDE GARDEN:** Currently used as a dog run. **FOUR SECURE STORAGE SHEDS:** With electric power and lighting. Plus a handy dustbin Cupboard.

**COUNCIL TAX BAND:** F     **EPC BAND:** D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 