

Lettings



10 Nyes Close,
Henfield, West Sussex.

H.J. BURT
Chartered Surveyors : Estate Agents

10 Nyes Close,
Henfield, West Sussex BN5 9JZ

Rental Guide: £1,200 Per calendar month

To let on an Assured Shorthold Tenancy (unfurnished) - Please refer to H J Burt Lettings for further details on Tenant application & reference fees which apply in addition to the rent.

- **Attractive Semi-Detached House**
- **Modern fitted kitchen**
- **Pretty rear garden**
- **Three bedrooms**
- **Sitting/Dining Room & Conservatory**
- **Private Drive & Garage**

Description

An extremely well presented semi-detached three bedroom family house with garage and pretty rear garden. Located in a quiet close and within a short walk of the High Street. Double glazing and gas central heating. The light and bright accommodation is arranged over two floors, and includes a sitting/dining room with patio doors leading to a conservatory which, in turn, has French doors leading to the patio area in the garden. There is a well fitted kitchen overlooking the front garden, as well as three bedrooms and a bathroom on the first floor. Outside is a private driveway leading to an attached brick built garage.

Covered porch, part double glazed front door to **Entrance Hall** with built-in cupboard. **Kitchen** (8'5 x 7'9) fitted in light wooden fronted units with granite effect work surfaces and splashbacks, single drainer composite sink, Diplomat oven with halogen hob and extractor canopy over, integrated fridge/freezer, space and plumbing for automatic washing machine, vinyl wood effect flooring, matching hanging wall cabinets. Apollo gas fired boiler. **Sitting/Dining Room** (13'10 x 14'10) electric flame effect fireplace, understairs storage cupboard, double glazed sliding doors to **Conservatory** (9'10 x 9'9) of uPVC construction, with laminate flooring and double glazed casement doors to rear garden.

Stairs lead from the Entrance Hall to the **First Floor Landing**. Airing cupboard housing foam insulated hot water cylinder. **Bedroom One** (10'8 x 8'8) with jetted double glazed window overlooking the front of the property, laminate flooring. **Bedroom Two** (8'8 x 11'1) double

glazed window with pleasant outlook over the rear garden. **Bedroom Three** (7'2 x 7'9) double glazed window with pleasant outlook over the rear garden, access panel to insulated roof space. **Bathroom** has a contemporary white suite with panelled bath and hand shower attachment, pedestal wash hand basin, low level WC, fully tiled walls and floor, double glazed windows with obscure glass. Combined radiator/towel rail.

Outside: to the front of the property is an open plan garden laid to lawn, outside tap. There is a private driveway with parking for one or two cars, leading to the **Attached Garage** (16'0 x 7'8) which has an up and over door, electric light and power, useful roof storage and a rear personal door. The beautifully landscaped rear garden has a paved area with steps leading up to a raised area laid to shingle, pathway leading to a decorative arbour and fish pond. The pretty east facing rear garden is enclosed by panel fencing.

Location

The property is located in an extremely popular and quiet residential area, conveniently situated for the High Street and local amenities. The village has a thriving community with a wide range of amenities including health and sports centre, primary school, library and churches of most denominations. The High Street has many local shops offering a variety of trades and services in a period setting. There are twittens nearby that provide easy access to St Peter's school and the Downs Link, a disused railway that now provides over 36 miles of stunning walking and riding countryside. To the East of Henfield lies the common and there are many varied countryside walks conveniently accessible. 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 (seafront) 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 to the M23/25 and national motorway network.

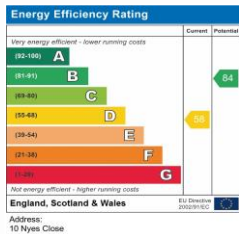
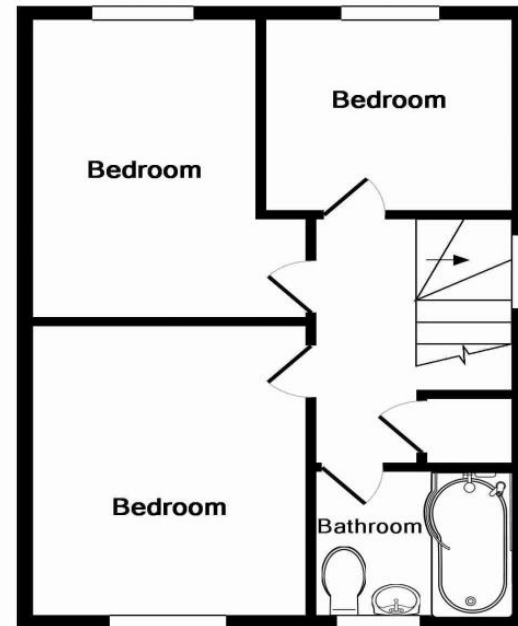
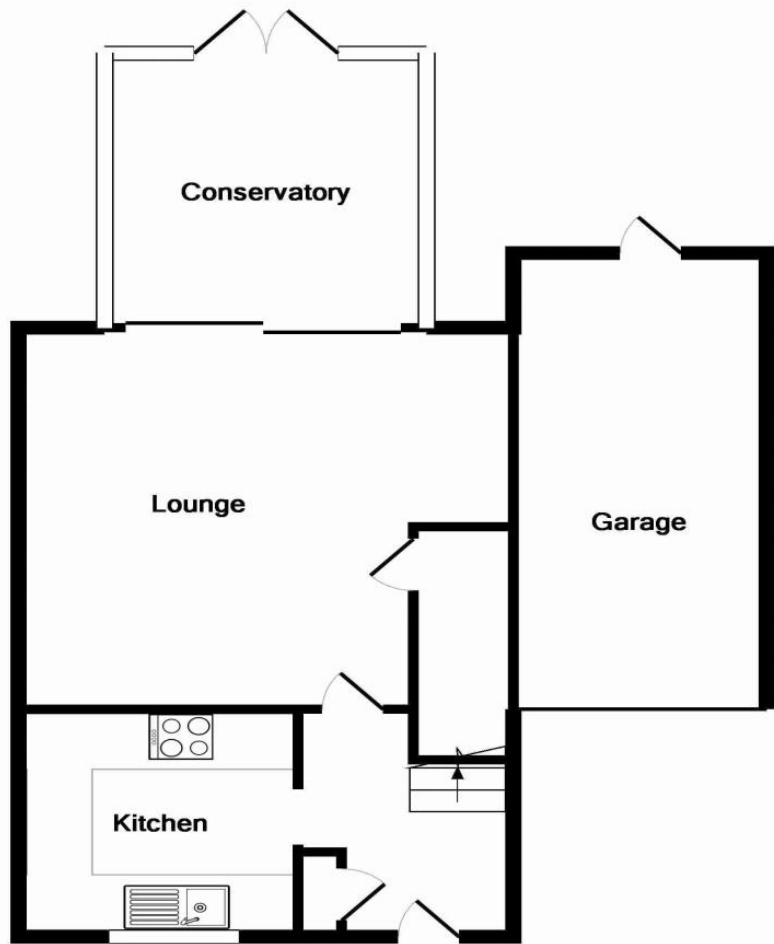
Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Council Tax Band - D.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. Photos & particular prepared in November 2016.

Viewing

Strictly by appointment with H.J. Burt's Lettings Department: 01903 879488.





Ground Floor
 Approx. Floor Area
 543 Sq.Ft.
 (50.4 Sq.M.)

1st Floor
 Approx. Floor Area
 324 Sq.Ft.
 (30.1 Sq.M.)

Total Approx. Floor Area 867 Sq.Ft. (80.5 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2015