



Roselands

BLACKGATE LANE | HENFIELD | WEST SUSSEX | BN5 9HA

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Situation

An extended bungalow set along a private lane in a central location with private mature gardens and a wealth of off street parking

Henfield is a vibrant village with a bustling High Street including a green grocers, post office, public houses and a church. The nearby village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Situated along a private lane, this private yet centrally positioned bungalow has been extended over the years and offers flexible accommodation. A sizable sitting/dining room becomes the hub of the house leading through to the conservatory which can also be accessed via the kitchen which resides in the middle of the property and has a range of integrated appliances. The 2 large bedrooms and a study reside at rear of the property with the principal bedroom having sliding doors to a further conservatory looking out over the rear of garden. It should be noted that both the bedrooms have fitted wardrobes. There is also the flexibility of a bedroom 3 currently used as a study. The private gardens are predominantly laid to lawn with mature planting and a large ornamental pond with rockery surround. 2 paved patios extend from the rear of the property and there is a wealth of storage with 3 timber garden sheds and a summer house. A paved driveway provides off street parking for 3 cars and access to the integral garage.



Overview

Kitchen

- » Wall and base units
- » Inset 4 ring 'Zanussi' gas hob with extractor fan
- » Inset stainless steel sink and drainer
- » Inset 'Competence' electric oven
- » Space for microwave
- » Space for fridge
- » Space for dishwasher



Bathrooms

- » Large fully tiled shower cubicle with wall mounted shower and glazed sliding doors
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



Specification

- » Wall mounted 'Valliant' gas fired boiler located in the kitchen
- » Private landscaped gardens and off street parking for 3 cars
- » Integral garage

External

The property is approached over a block paved driveway with parking for 3 cars and access to the integral garage. A paved path leads to the front door with side access to the rear garden via a timber gate, where a paved patio adjoins the rear of the property leading to an expanse of lawn bordered by mature shrubs and hedgerow. There is a further patio area with an ornamental pond with a rockery. There is also the benefit of a summer house and 2 timber sheds within the garden.





Transport Links

Hassocks Train Station	approx. 7 miles
Burgess Hill Train Station	approx. 9.7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 5 miles
Brighton	approx. 11 miles
Gatwick Airport	approx. 24 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Blackgate Lane, Henfield, BN5 9HA

Approximate Gross Internal Area = 142.2 sq m / 1531 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 156.5 sq m / 1685 sq ft

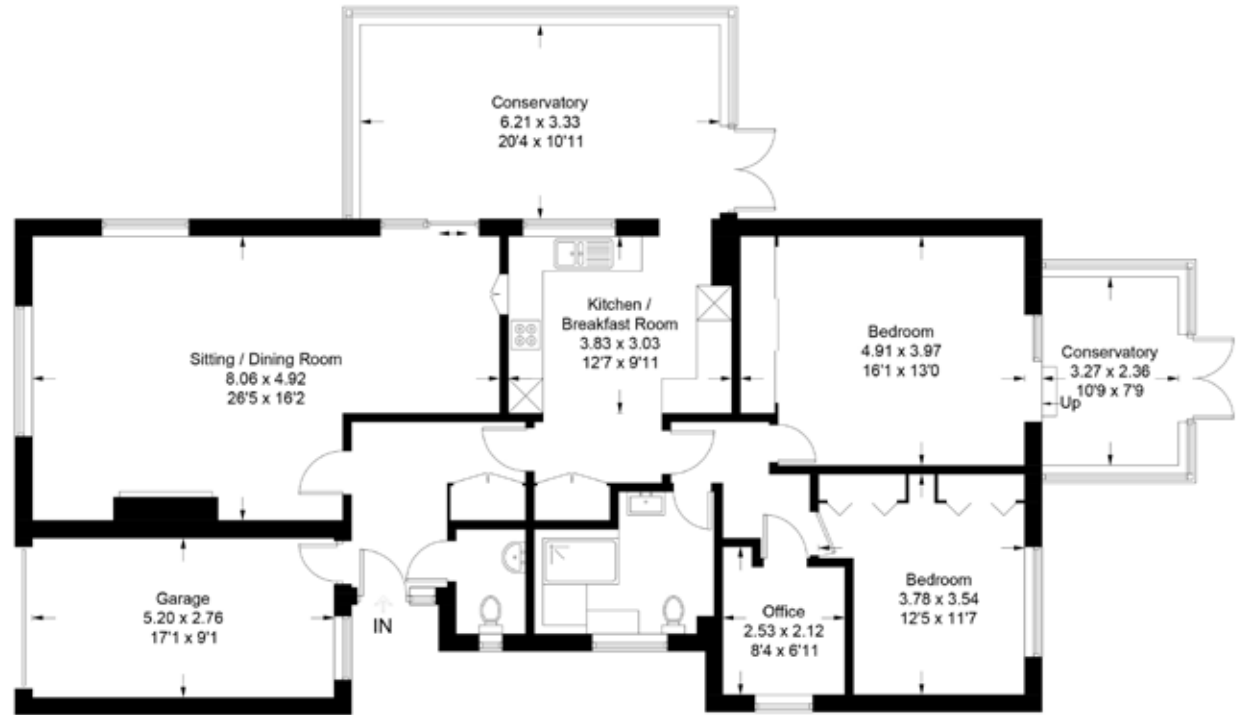


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2023

A buyer is advised to obtain verification from the solicitor.

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