



Shingwedzi | Brighton Road | Shermanbury | West Sussex | RH13 8HD

H.J. BURT
Chartered Surveyors : Estate Agents



- Beautifully refurbished detached three-bedroom bungalow
- Stunning gardens and grounds totalling just over 0.5 of an acre
- Large sitting room and dining room plus study and refitted kitchen
- Main bedroom with en suite bathroom and walk in dressing room
- Utility, refitted kitchen and double-glazed windows
- Carriage drive with extensive parking and long tandem garage
- Oil central heating with new boiler, some underfloor heating
- Freehold. Council Tax: F. EPC: D

Description

An opportunity to purchase a beautifully refurbished detached three-bedroom bungalow, situated in a pleasant semi-rural location with the most stunning gardens that includes some light woodland, sitting out areas and a fishpond with water feature and a further natural pond with a plot totalling just over 0.5 of an acre. The property has been extensively and meticulously improved by the current owners over the last couple of years. Along with the total redecoration and the refitting of the kitchen and bathrooms, this includes new oil central heating boiler, new oil tank, water main, fascias and guttering, the roof has been refurbished and replaced where appropriate, whilst the property has been re-wired and now includes ethernet hard wiring. There is electric underfloor heating in the dining room and kitchen, whilst both the sitting room and dining room have woodburning stoves. An internal inspection is highly recommended to appreciate this outstanding property.

Part glazed door to **Entrance Lobby** and further part glazed door to the **Dining Room**, a superb double aspect room with newly fitted laminate flooring with underfloor heating, woodburning stove with granite hearth and double-glazed door to patio area. **Kitchen** that has been refitted in a range of contemporary cream fronted units with timber work surfaces and matching hanging wall cabinets, walk in larder cupboard, large pan drawers, integrated wine rack. 1½ deep glazed sink with single drainer, monochrome tap and hot tap, Flavel range style oven with glazed splashback and Zanussi extractor canopy over. Integrated appliances including Zanussi dishwasher and fridge, separate integrated freezer, and laminate floor with underfloor heating, large, double-glazed window with pleasant outlook over the rear garden. Loft hatch with ladder leading to roof space. Door leads to a double **Bedroom** that has a fitted double wardrobe with mirrored doors, painted brick former fireplace and double-glazed window overlooking the front of the property. The inner **Hall** leads to another double **Bedroom** that has double glazed Tilt and Turn patio doors to the rear garden. The **Main**

Bedroom has a walk-in **Dressing Room** with fitted shelving. There is an **En-Suite Bathroom** with porcelain tiled walls and vinyl wood effect flooring. Fully tiled shower cubicle with deluge head and additional hand shower, wash hand basin set in vanity unit with drawers and cupboards plus w.c with concealed cistern along with a bath with hand shower attachment. Extractor fan, double glazed windows, and combined towel rail/radiator. The family **Bathroom** has been refitted with modern units with a walk-in shower with Aqualisa electric shower pvc surround wall covering and splashback, low level w.c. vinyl flooring, wash hand basin set in vanity unit and combined radiator/towel rail. The inner hall continues into an **Office** that has an airing cupboard housing a Grant oil fired boiler with shelving over. This in turn leads to a further inner hall with double glazed doors leading to the patio area and garage. **Utility Room** that is fitted in contemporary grey fronted units with heat resistant work surfaces, 1½ bowl deep glazed sink with monochrome tap, space and plumbing for washing machine and tumble dryer and space for fridge freezer. Laminate flooring and niche for storage. The magnificent double aspect **Sitting Room** has a chimney breast with large woodburning stove and two sets of double-glazed sliding doors leading to the rear garden. This room has three contemporary style radiators. Access panel to roof space.

Outside: to the front of the property is a carriage drive with parking for several cars leading to the garage, with a central area of lawn with feature lamppost and newly installed oil tank. The magnificent East facing rear garden has a paved patio area directly to the rear of the house along with a pergola with mature vines, polished concrete tiled floor, electric power point and an ornamental fishpond with pump and water feature, that provides an ideal setting for al fresco dining. A crazy paved path leads to the formal area of garden with further feature lamppost, various well-stocked flower and shrub borders, interspersed with sitting out areas and areas of level lawn. An ornamental pergola covered pathway is to one side of the garden whilst a rustic arch leads to a natural garden with timber garden sheds, natural pond and mature trees. This in turn leads to the remainder of the garden that comprises and an area of light woodland with various bird boxes and includes an aluminium framed greenhouse and provides a tranquil setting. In total the plot including the drive, the property itself and the extensive gardens totals just over half an acre. Outside light points. **Garage.** From the inner hall double-glazed doors lead to the 36'4 long tandem garage that has an up and over door, light and power plus workshop area.

Location

The property is pleasantly situated on the Brighton Road (A281) between Horsham and Henfield, on the eastern outskirts of Partridge Green, within the hamlet of Shermanbury.





Partridge Green that has some local shops is about 1 mile away, whereas Cowfold is approximately 2.5 miles to the north where there is also a small range of local shops and facilities plus access to the A272. Henfield, with its more comprehensive range of shops and services is also about 2.5 miles to the south. Access to the A24 dual carriageway just over 3 miles to the west, with Horsham about 8 miles north and Shoreham 9 miles to the south. The coastal city of Brighton and Hove is approximately 11 miles, whilst mainline railway stations, with fast and frequent services to London and the South Coast, can be found at Hassocks (8 miles), Burgess Hill (10 miles) and Haywards Heath (11 miles). Golf is available at Albourne, Devil's Dyke and Pyecombe, whilst local equestrian events are available at Pyecombe, Hickstead, the South of England Showground at Ardingly and Borde Hill. There is a good selection of public and state schools in the local area.

Information

Property Reference: HJB02674

Photos & particulars prepared: September 2023 (Robert Turner MNAEA)

Services: Mains electricity, water and drainage. Oil fired central heating.

Local Authority: Horsham Council Tax Band: 'F'

Directions

From Henfield proceed north passing the Bull Inn. The property will be seen after some distance on the right opposite the newly refurbished bus stop. What three Words <https://w3w.co/signs.basics.level>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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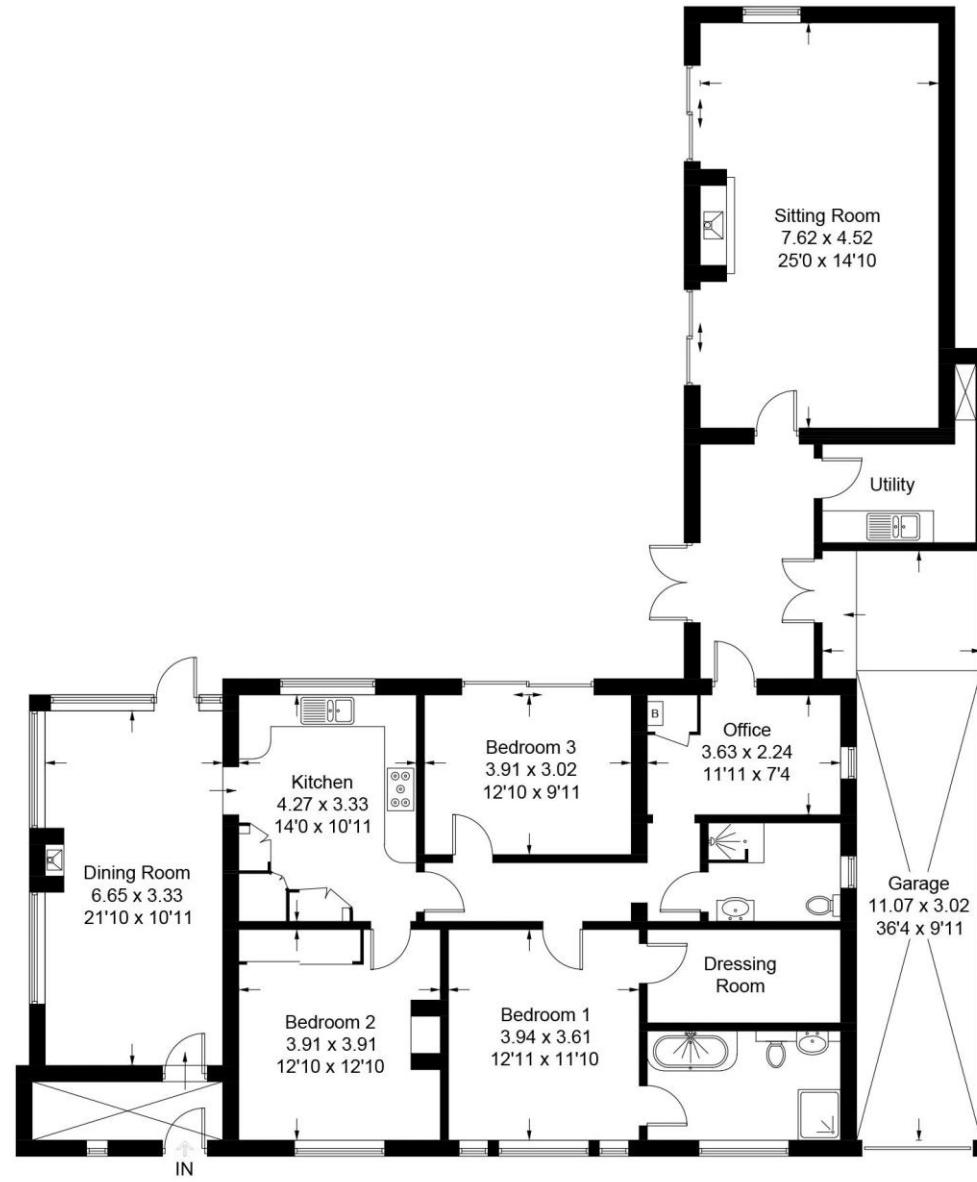


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Brighton Road, RH13

Approximate Gross Internal Area = 209.3 sq m / 2253 sq ft
(Including Garage)



Ground Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.(ID1014237)



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