



**Richmond House, Brighton Road,
Shermanbury, West Sussex, RH13 8HQ
Guide Price £850,000 Freehold**

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ESTATE AGENTS

An Exceptional Four-Bedroom Semi Detached Edwardian Family Property, with Large Driveway, Triple Garage, Workshop & Stunning Gardens. The Property Further Benefits from a Quiet & Secluded Semi-Rural Location, Two Reception Rooms, Garden Room & Excellent Energy Performance Rating.

Situation

The property is situated close to Partridge Green and Henfield village which has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, modern medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. The coast is about 8 miles distant.

Description

This Edwardian family home is steeped in history having once been a polling station, Nursing Home and Home Guard Drill Hall in the Second World War. The property has a mix of painted rendered elevations with tile hanging, under a clay tile roof with a later brick extension to the side and front. The property further benefits from having an excellent energy performance rating, solar panels and highly efficient air source heat pump.

The accommodation comprises of a covered glass porch with outside lights and power, entrance hall with French Oak composite flooring. Walk in understairs storage cupboard and a further understairs storage area. Glazed double doors open to the modern fitted kitchen with integrated dishwasher and space for fridge-freezer, large walk-in pantry and upright storage cupboard. Electric underfloor heating under slate floor. Mahogany doors with cornicing open to the stunning, very large reception room with decorative ceiling and wall panels. Large bay window and French Oak composite floor with insulated underfloor heating. Open fireplace with stone hearth and art deco mahogany surround and mantle. Doors to the Hall and second reception room. Door leads from the kitchen to an inner Hall/Utility area with two sets of in-built storage cupboards, one of these housing

the underfloor heating manifolds. Utility area with two further storage cupboards, being an airing cupboard and space for the unvented water tank, and space for two under counter appliances. Downstairs cloakroom with large walk in shower cubicle. Second charming double aspect reception room with cast iron spiral staircase acting as a secondary staircase to the first floor.

From the hall a return staircase with skylight leads to the first floor landing with ladder leading to an insulated and partly boarded attic with windows. The principal bedroom benefits from two double fitted wardrobe cupboards, hand basin and ensuite toilet. Double aspect second double bedroom with decorative ceiling rose with views over the rear garden, hand basin and former fireplace with raised grate. Triple aspect third double bedroom with former fireplace, hand basin and spiral staircase to the ground floor. Fourth bedroom with wash basin and cupboards and space for appliance (doubles as a kitchenette by present owners). Modern fitted family bathroom with separate double bath. New large walk in shower and vanity unit, and fitted cupboard. Underfloor heating and radiator.

To the front of the property is a substantial mature garden with various flower, shrub beds and trees, fenced children's play area and a treehouse and a winter garden. A wrought iron gate leads to the rear of the property to the west facing rear garden with various mature flower beds. The garden comprises of a variety of 'garden rooms' including pergola walkway, raised bed parterre, crazy paved snug area, rock garden and patio and lawn areas. Mature fruit trees and some palm trees. To the rear of the property is an artificial grass area with outside sink unit with hot and cold water. Air source heat pump, outside light points and water tap. A detached brick built Garden Room with skylights, electric lights, phone sockets and power and just past this is a pergola and a further seating area.

The main driveway has planted areas either side and is newly laid to tarmac (over which one neighbour has a right of way to access their property). A private horseshoe drive access the house with parking for multiple vehicles. A separate rear private drive leads via timber gates to a further parking area laid to pea-shingle held

within stabilising grid and leading to the triple Garage Block with electric light, power and doors to each single garage. A workshop is attached to the garages. This beautiful property is set back some distance from the road and benefits from having a Ring Security system with three cameras.

The property further benefits from 16 solar panels on the roof of the garages, supported by a GivEnergy 9.6Wh battery and transformer, whilst the heating is provided by an efficient air source pump serving the radiators, principal reception room and underfloor heating. The bathroom and kitchen underfloor heating is a dry system powered by electric, while the principal reception room is wet system powered by the ASHP. Full details of this can be seen on request.

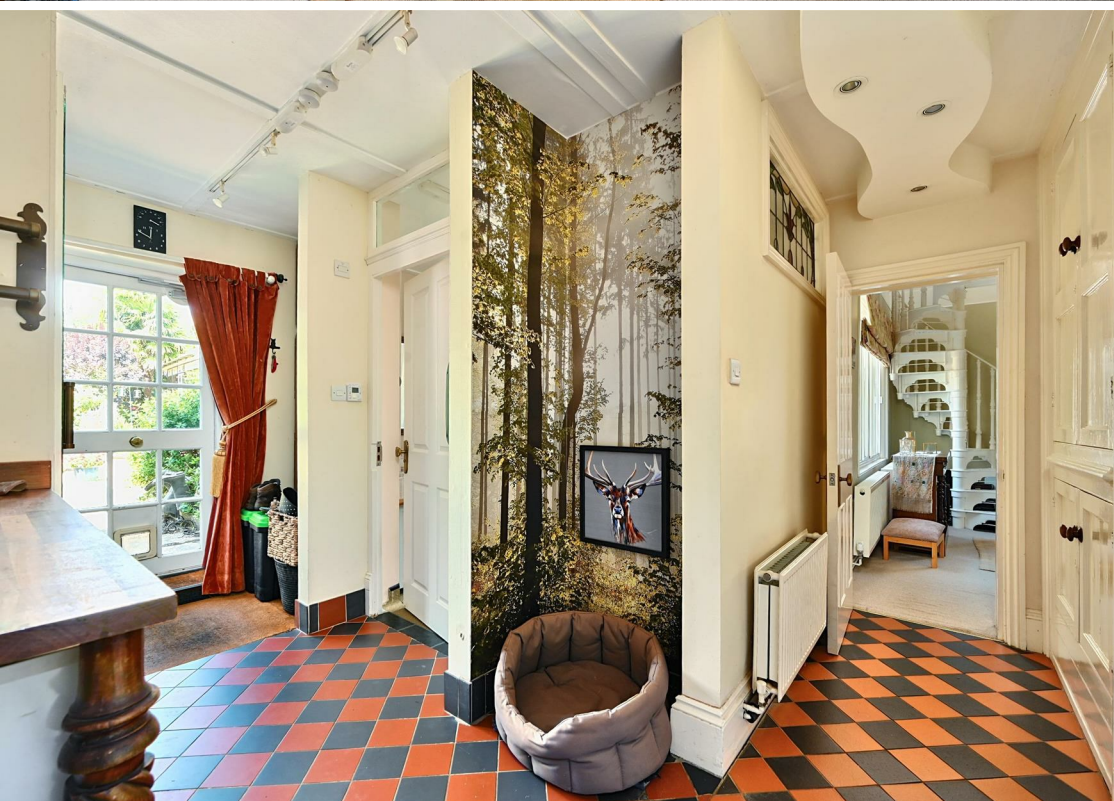
Council Tax Band - F

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.



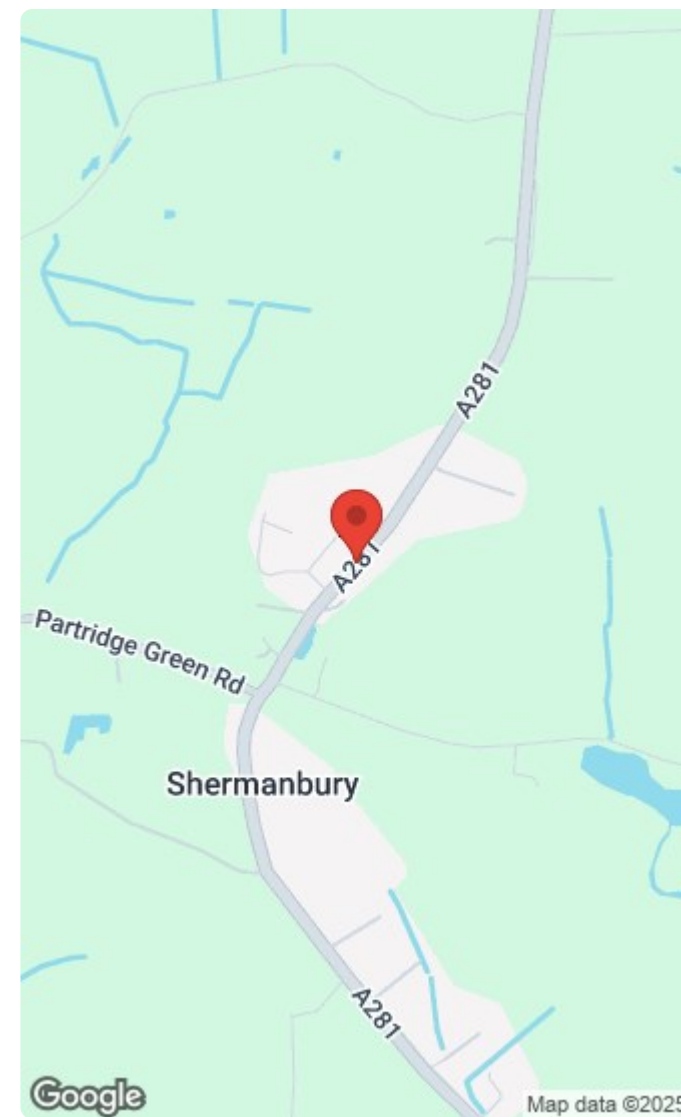
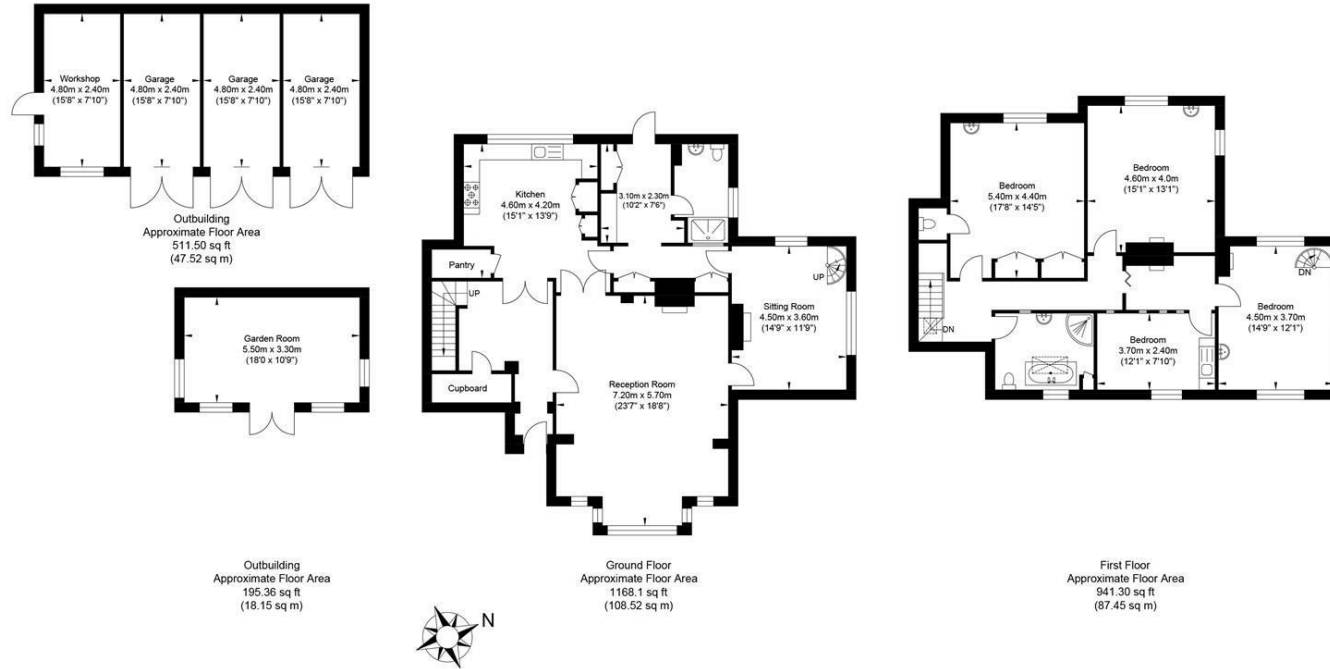








Brighton Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	82	
(69-80) C		
(55-68) D		
(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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