



**Manor Lodge, Ewhurst Estate
Shermanbury, West Sussex, RH13 8HG
Guide Price £395,000 Freehold**

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ESTATE AGENTS

A Superbly Converted One Bedroom Lodge Situated in a Picturesque & Tranquil Setting in a Much Sought After Location and Offered with No On-Going Chain.

Situation

The property is situated on the outskirts of 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 beautifully converted lodge offers well appointed and versatile accommodation including a modern fitted kitchen, with integral dishwasher, fridge, oven & hob, inset LED lighting and a central chandelier, bistro area with French doors to the front of the property. Bright and spacious living room with wooden beams and two sets of French doors that open onto the terrace area with stunning views over the lake. Shower room with plumbing for a washing machine and his and hers sink. Light and bright double bedroom with skylight and large in-built wardrobes.

Outside there is allocated parking and a private terrace with superb views of the adjoining countryside and lake.

The property further benefits from under-floor heating throughout, double glazing and neutral decoration.

Council Tax Band - B

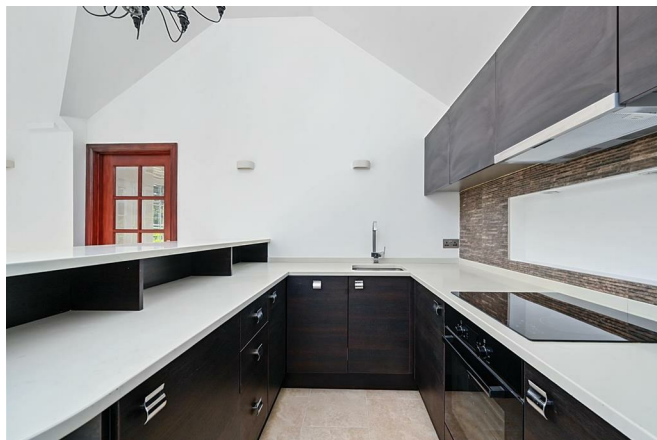
Agents Note

A high efficiency electric boiler will be installed for the WET underfloor heating system and a separate hot water boiler will be installed to produce hot water for the bathroom and kitchen.

Property Misdescription Act 1991

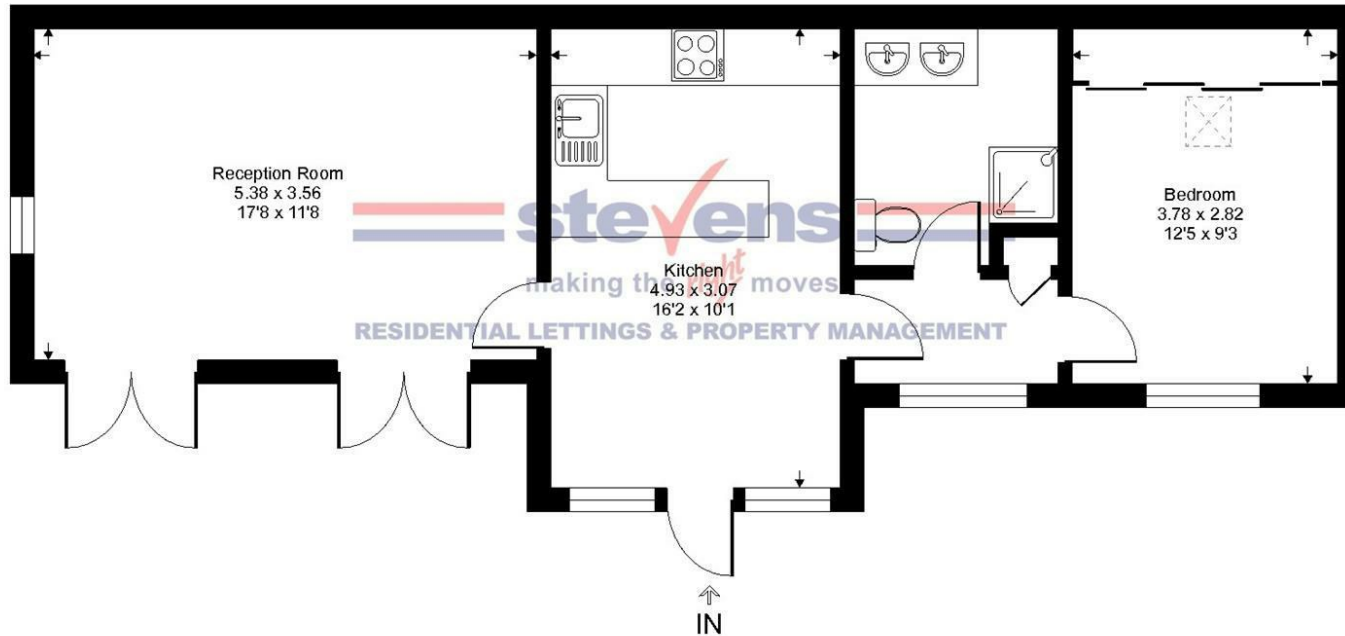
Although every effort has been taken in the production of these particulars, prospective purchasers should note:

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.





Manor Lodge, RH13 Approximate Gross Internal Area = 55.3 sq m / 596 sq ft



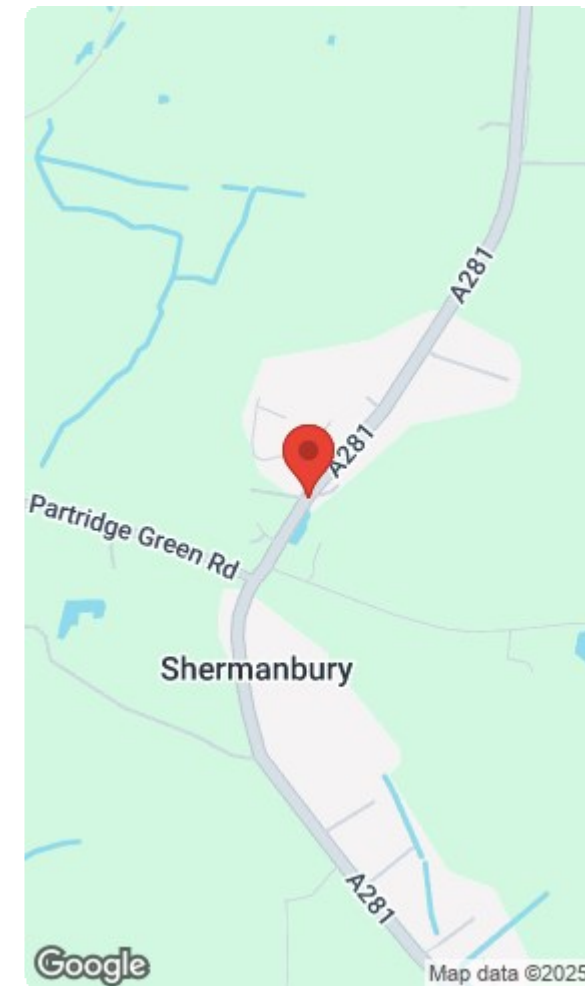
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

www.stevens-estates.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	