



**4 Foxglove Cottage, Blackstone Street
Blackstone, West Sussex, BN5 9TH
Offers In The Region Of £325,000 Freehold**

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ESTATE AGENTS

An Attractive & Well Presented Character Cottage Situated in the Picturesque Hamlet of Blackstone, Benefitting from Period Features & a Large Rear Garden.

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 and the coast is about 8 miles distant.

Description

The accommodation comprises entrance, entrance porch, sitting room with original beams and wood burning stove. Fitted kitchen with Belfast sink, original beams, space for table and chairs and access to the rear garden.

Stairs from the kitchen rise to the first floor to the first bedroom with fitted wardrobes and cupboard, large family bathroom. Stairs from the landing rise to the second floor to bedroom two.

Small patio area to the front of the property. Large rear garden with mature trees and shrubs, store and workshop.

Council Tax Band - D

Agents Note

There is a tradesmen right of way running along the back of the cottages.

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.

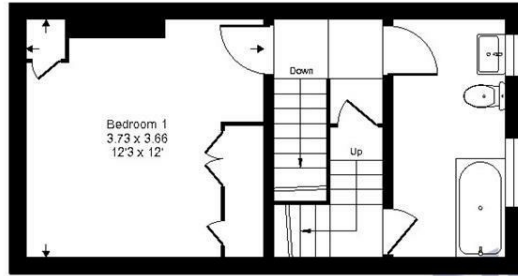




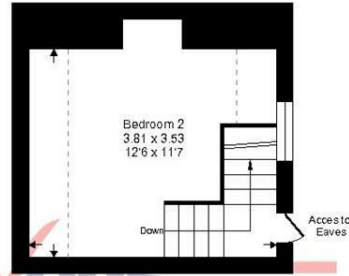


Black Stone Street, RH13

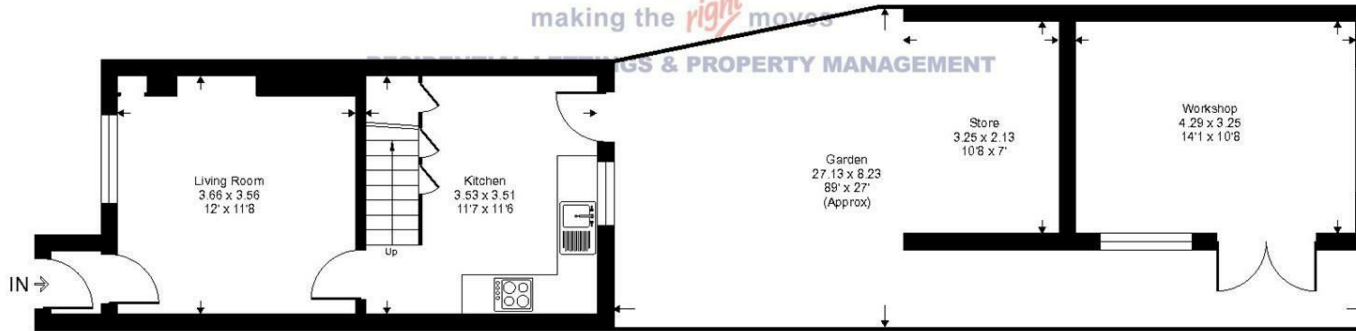
Approximate Gross Internal Area = 64.8 sq m / 698 sq ft
Approximate Gross Outbuilding Internal Area = 20.9 sq m / 225 sq ft
Approximate Gross Total Internal Area = 85.7 sq m / 923 sq ft
(excludes restricted head height)



First Floor



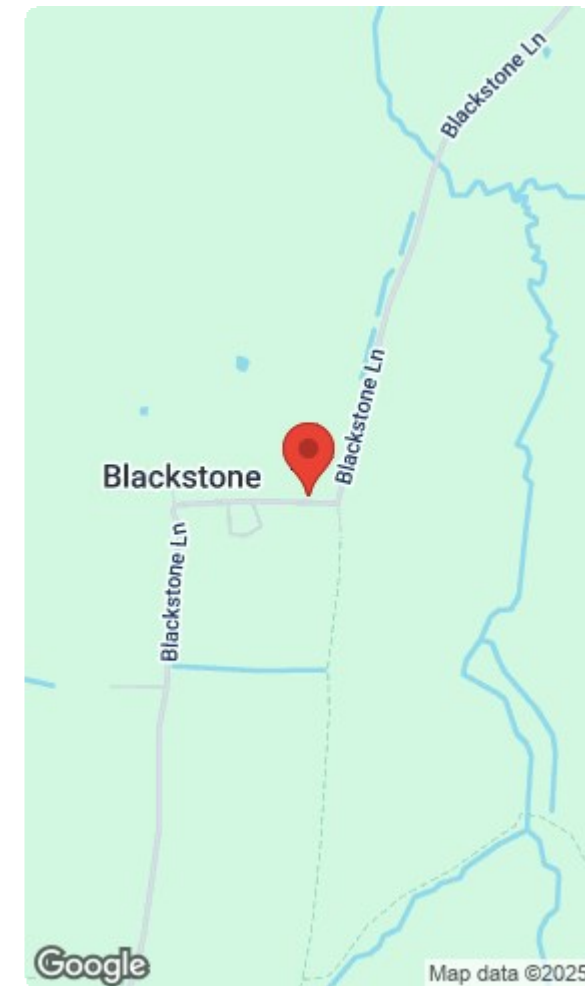
Second Floor



Ground Floor

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

