



**1 Northview, Blackstone Lane
Blackstone, West Sussex, BN5 9SY
Guide Price £495,000 Freehold**

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ESTATE AGENTS

A Well Presented Character Cottage Situated in the Picturesque Hamlet of Blackstone. The Property Benefits from a Detached Garage, Private Driveway and Beautiful Views.

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

The accommodation comprises entrance, entrance porch, opening to the fitted kitchen/breakfast room with island. Large dining area with access to the rear garden. Cosy lounge with log burning stove. Downstairs bathroom.

Upstairs there is a large master bedroom with inbuilt wardrobes, second double aspect double bedroom also with inbuilt wardrobes and a third large single bedroom. Family shower room with large walk in shower.

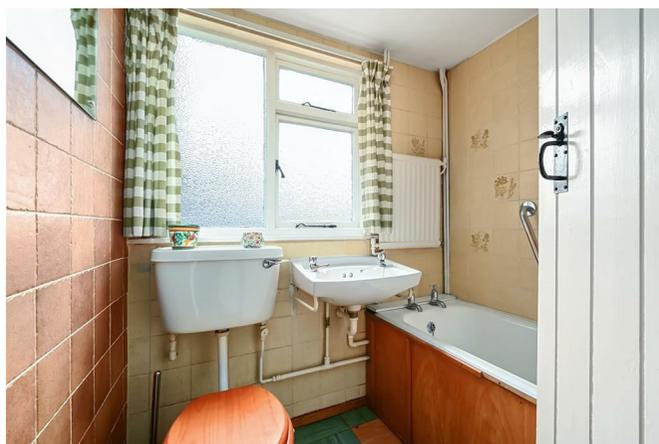
Outside there is a pretty rear garden mainly laid to lawn with established borders and a garden shed. Private driveway to detached garage and parking area.

The property further benefits from beautiful countryside views, mains drainage and electric central heating.

Council Tax Band - D

Property Misdescription Act 1991

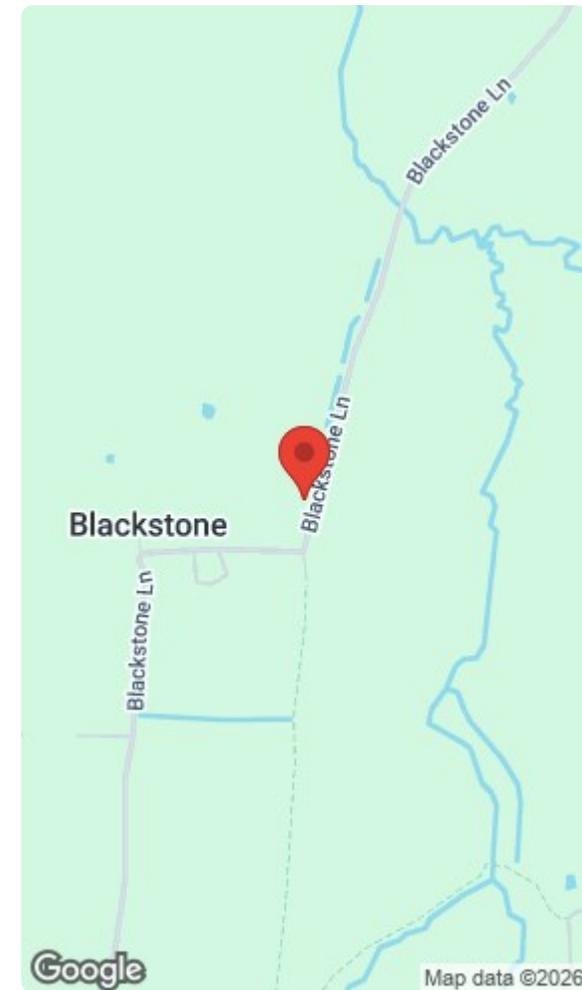
Although every effort has been taken in the production of these particulars, prospective purchasers should note:
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 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.





Northview, BN5

Approximate Gross Internal Area = 99 sq m / 1065 sq ft
 Approximate Garage Internal Area = 17 sq m / 186 sq ft
 Approximate Total Internal Area = 116 sq m / 1251 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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

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