



*Osborn*  
*Frankling*

**Fawn Rise, Henfield, West Sussex BN5 9EZ**

**£500,000 (Freehold)**

- **Three Double Bedroom Semi-detached House**
- **Beautifully Presented Throughout**
- **Kitchen/ Dining Room**
- **Sitting Room**
- **Cloak Room**
- **Garage**
- **Parking**
- **West Facing Rear Garden**
- **Total Floor Area Approx 103 Sq.M/ 1103 Sq.ft**

Osborn Frankling are delighted to offer for sale this attractive three double bedroom semi-detached house benefiting from a west facing garden, parking and garage with power and lighting. The accommodation comprises: entrance hall, sitting room, kitchen/ dining room, cloak room and a family bathroom.

Henfield has a thriving high street, offering a comprehensive range of shopping facilities. Henfield also offers a wide range of amenities including health and sports centres, library, and leisure centre. To the East of Henfield lies the common and there are many varied countryside walks conveniently accessible including the Downs Link, a former railway line with its 36-mile footpath and bridleway.

Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London and Gatwick. Brighton is approximately 9 miles to the South-East and Horsham is approximately 11 miles to the North. Both offer an excellent range of shops, trades, services, and entertainment facilities. Henfield is situated between the A24 (approximately 5 miles to the North-West) and the A23 (approximately 4 miles to the East) both of which give good access to the major routes in the area including to the M23/25 and national motorway network.

**Front door leading to:**

**Entrance Hall:** Radiator. Storage/ meter cupboard. Stair First Floor.

**Sitting Room:** Log burner. Radiator. Double-glazed window, and patio doors to rear garden.

**Kitchen:** Comprising a range of wall and base units, with solid oak work surfaces. Freestanding range oven with gas hob, with extractor fan over. One and a half sink and drainer unit, with mixer taps. Integrated fridge/freezer, washing machine and dish washer. Double-glazed window to front aspect.

**Cloak Room:** Wash Hand Basin. Radiator. W.C.

**Landing:** Access to loft space with ladder, partly boarded. Double-glazed window to side aspect.

**Bedroom 1:** Radiator. Double-glazed bay window to front aspect. Fitted wardrobe cupboards.

**Bedroom 2:** Radiators. Double-glazed windows to front aspect.

**Bedroom 3:** Radiators. Double-glazed windows to front aspect.

**Bathroom:** Wash hand basin. Push button W.C. Towel Rail/ Radiator. Bath with Shower over. Tiled Walls.

**Outside:**

**Garage:** Power and lighting

**Parking in front of garage**

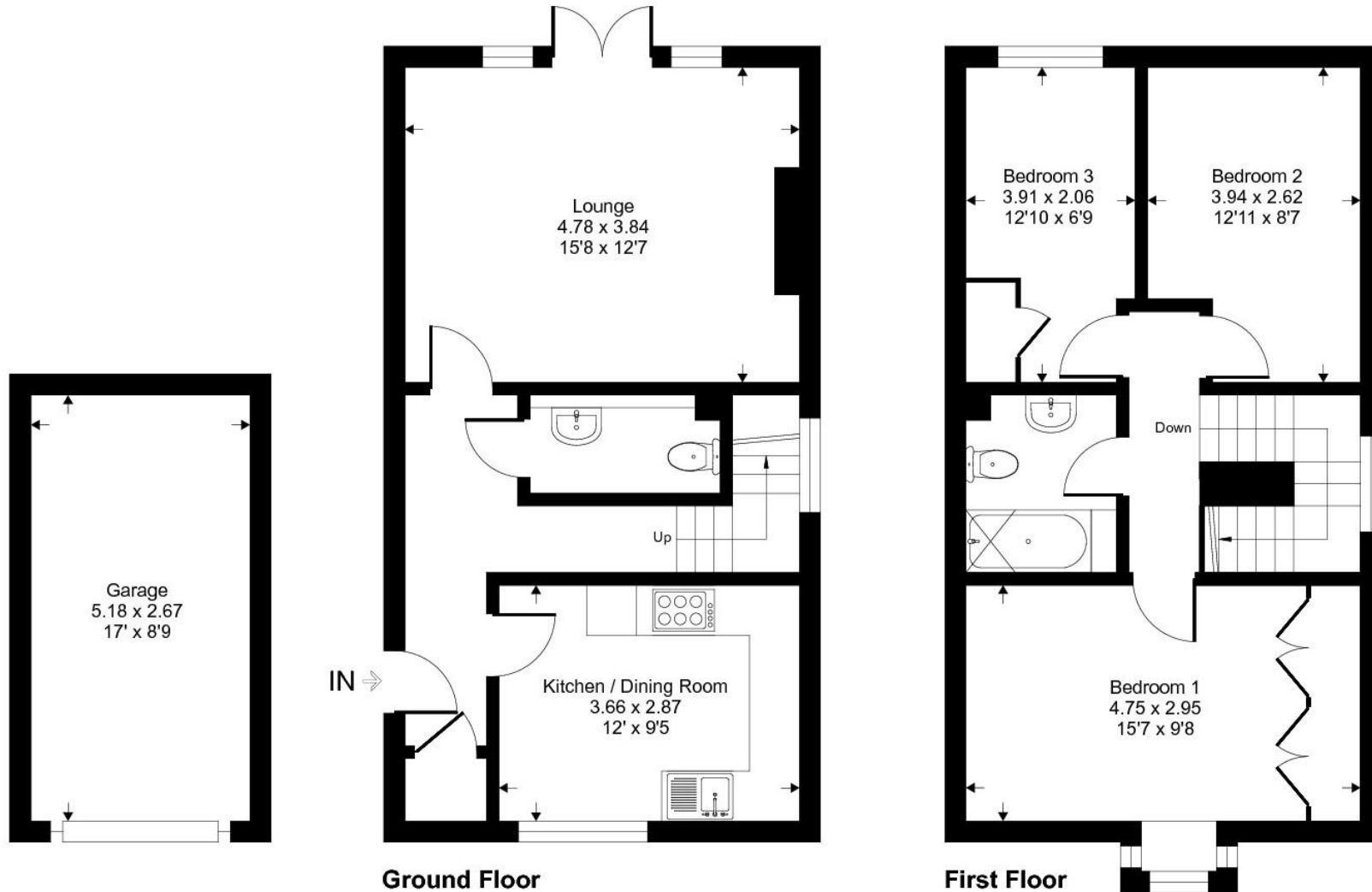
**West Facing Rear Garden:** Laid to lawn with patio and decking to the rear. Mature plantings. Side gate.

**Agents Notes:**

**Council Tax Band 'D'**

# Fawn Rise, BN5

Approximate Gross Internal Area = 89 sq m / 954 sq ft  
Approximate Garage Internal Area = 14 sq m / 149 sq ft  
Approximate Total Internal Area = 103 sq m / 1103 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.



## Osborn Frankling Estate Agents

[www.sellinghomes.co.uk](http://www.sellinghomes.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



*N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.*