



12 Furners Mead | Henfield | West Sussex | BN5 9JA

 **FOWLERS**
ESTATE AGENTS



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Henfield | West Sussex | BN5 9JA

PRICE GUIDE £450,000 TO £475,000

Situated in a tucked away location within Furners Mead is this three/four bedroom detached bungalow. The property is in need of updating and modernisation throughout but provides spacious accommodation comprising: entrance porch, sitting room with brick fireplace, separate dining room, kitchen leading through to separate porch providing space and plumbing for washing machine, three double bedrooms with bedroom three leading out onto the patio, study/bedroom four (can be converted back to a bedroom), and family bathroom/shower room. Outside, the gardens surround the property with lawn and patio with driveway parking and detached garage. The property is located in a quiet area of Furners Mead in a no-through part of the cul-de-sac. The property is offered for sale with no onward chain.

- Detached Bungalow
- Three/Four Bedrooms
- Spacious Accommodation
- Sitting Room, Dining Room
- Kitchen
- Separate Porch
- Bedroom 4/Study
- Family Bathroom/Shower Room
- Quiet Location
- Situated at the end of a no-through road
- Attractive Gardens
- Patio Areas
- Driveway Parking
- Detached Garage
- In need of Modernisation & Updating
- No Forward Chain

Entrance Double glazed double opening doors with double glazed side panels to either side, leading to:

Entrance Porch Cupboard housing solar panel meter and electric meter, separate shelved area, glazed door leading to:

Sitting Room 18' 1" x 12' 1" (5.51m x 3.68m) Double glazed windows overlooking side garden, fireplace with electric fire, brick surround, hearth and mantel over, radiator, TV point, glazed door to hallway, open plan to:

Dining Room 9' 10" x 6' 11" (3m x 2.11m) Radiator, double glazed window to front, archway to:

Kitchen 17' 2 maximum" x 10' 11" (5.23m x 3.33m) Range of wall and base cupboards, stainless steel single drainer sink unit with stainless steel mixer tap and grove drainer, range of worksurfaces, inset four ring gas hob with extractor over, built-in oven and grill, space for fridge, space for dishwasher, lino flooring, opening looking through to hallway, door to:

Porch Terracotta tiled flooring, space and plumbing for washing machine, double glazed windows with double glazed side panels, double glazed door leading to patio and driveway.

Hallway Radiator, airing cupboard with hot water tank and shelving, further cupboard with shelving, hatch to partially boarded loft space which runs the whole length of the bungalow.

Bedroom One 13' 11" x 12' 1" (4.24m x 3.68m) Double glazed window, built-in double wardrobe cupboards, radiator.

Bedroom Two 12' 1" x 12' 1" (3.68m x 3.68m) Double glazed window, built-in wardrobe cupboards and bedroom furniture, radiator.

Bedroom Three 11' 7 maximum" x 10' 4 maximum" (3.53m x 3.15m) Radiator, wash hand basin with built-in toiletries cupboard under, double glazed patio doors to patio.

Study/Bedroom Four 10' 0" x 7' 10" (3.05m x 2.39m) (This room was originally a bedroom and could be converted back to one if required). Radiator, double glazed window, built-in double wardrobe cupboards.

Bathroom/Shower Room Panel enclosed bath with stainless steel mixer tap, enclosed shower cubicle with 'Mira' shower unit, double glazed window, wash hand basin with toiletries cupboards under, low level flush w.c., part tiled walls, radiator, shaver point, mirror, lino flooring.

Outside

Gardens Mainly laid to lawn to one side of the bungalow with a gravel area with shrubs and plants and steps up to the front door. To the side and rear there are patio areas with trees and shrubs and various places suitable for housing pots and enclosed by brick walling.

Driveway And Parking There is driveway parking for one vehicle leading to:

Detached Garage 20' 4" x 8' 4" (6.2m x 2.54m) Automatic up and over door, power and light, workbench.

Location and Directions Location: The property is within easy reach of Henfield High Street with its amenities, 13th-century St Peter's church and village hall. There are a wide selection of shops, restaurants and pubs. From the property there are various 'twtitten' walkable cut-throughs to the High Street located in the main part of Furners Mead.

Directions: From Small Dole, come into Henfield High Street and towards the end turn right into Furners Lane and then first right into Furners Mead and after a short distance turn left continuing into Furners Mead and at the T-junction turn left again and the property will be found on the left hand side towards the end of the cul-de-sac.

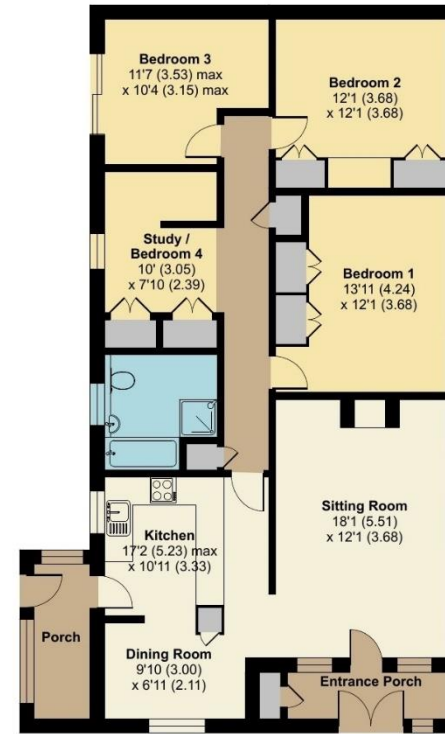
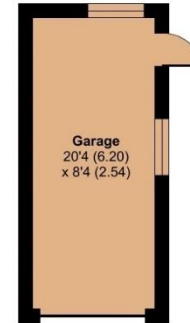
EPC Rating: Band D.





Furners Mead, Henfield, BN5

Approximate Area = 1263 sq ft / 117.3 sq m
 Garage = 179 sq ft / 16.6 sq m
 Total = 1442 sq ft / 133.9 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Fowlers Estate Agents. REF: 1129613



"We'll make you feel at home..."



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4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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