



**5 Badger Copse  
Henfield, West Sussex BN5 9HE  
Guide Price £665,000 Freehold**

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ESTATE AGENTS

# **A Well Presented Four Bedroom Detached Family House Situated in a Small Close with Easy Access to the Village, Country Walks and Local Amenities. The Property Further Benefits from a Private Driveway and Beautifully Landscaped Garden.**

## **Situation**

Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

## **Description**

The accommodation comprises entrance, entrance hall leading to the bright and spacious double aspect sitting room with french doors leading to the enclosed rear garden. Fitted kitchen with fitted oven and gas hob along with space for a freestanding fridge/freezer, space and plumbing for dishwasher. Utility room housing the central heating boiler, space and plumbing for a washing machine and further access to the outside. Light and bright dining room, study which is accessible from the downstairs hallway, along with the downstairs cloakroom.

Upstairs is a master bedroom with ensuite bathroom and an inbuilt wardrobe, two further double bedrooms and a fourth goodsized single bedroom. Family bathroom.

Outside there is a detached double garage which has been divided in half to accommodate an office, parking and storage. To the rear of the property is a beautifully well established garden with two patio and lawned areas.

The property further benefits from from gas central heating and double glazing.

Council Tax Band F

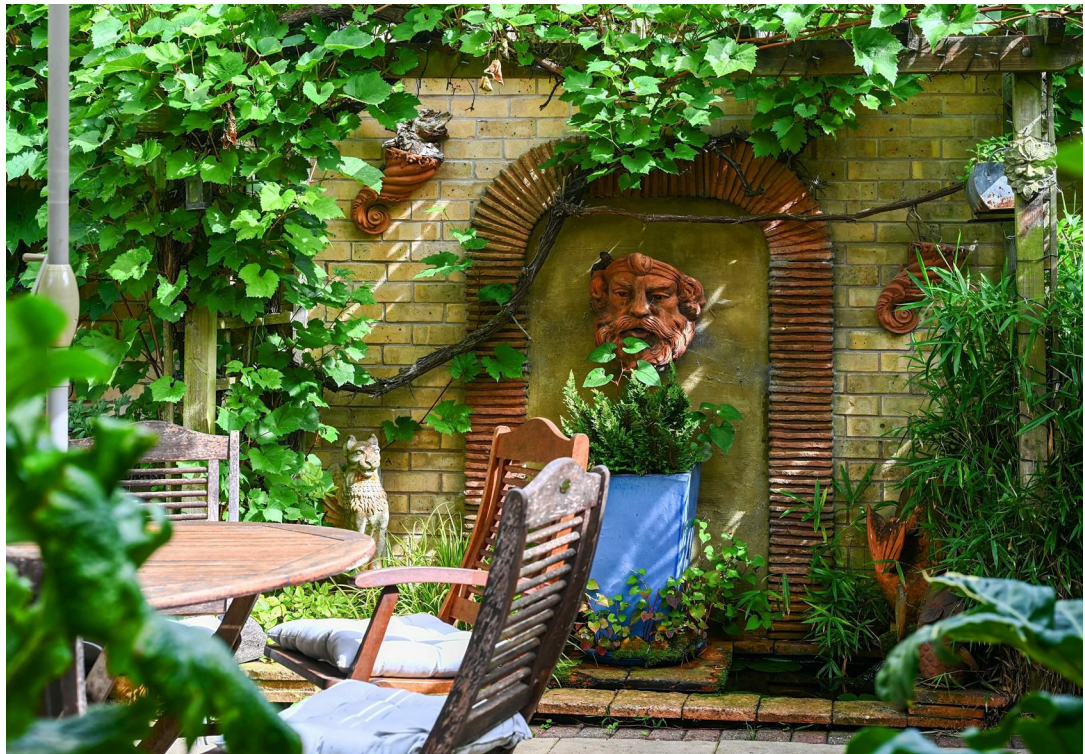
## **Property Misdescription Act 1991**

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.

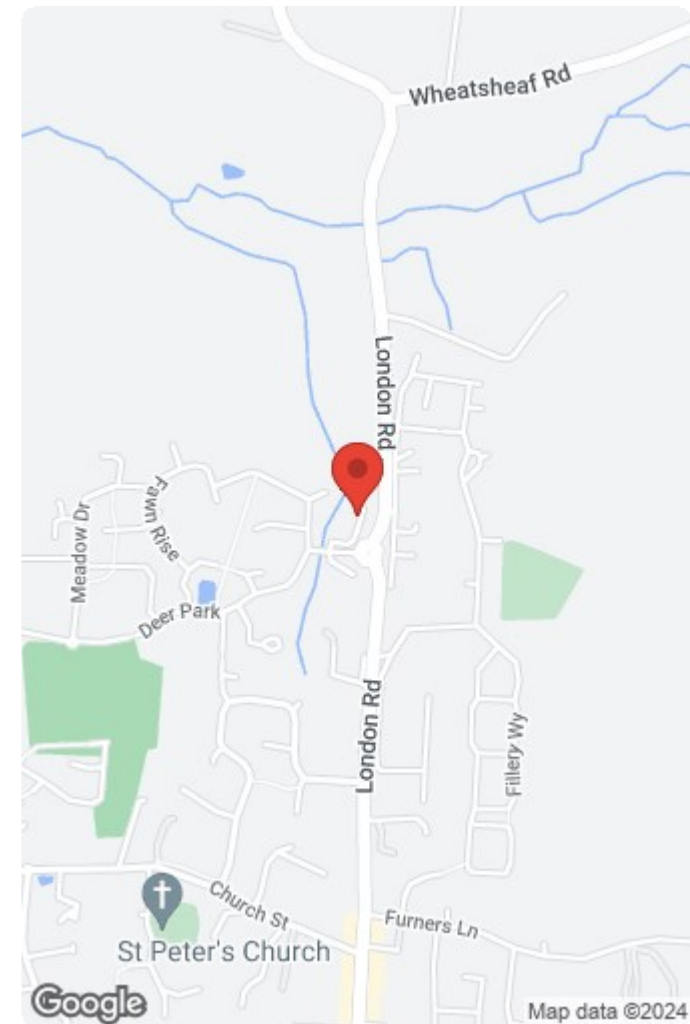






## Badgers Copse, BN5

Approximate Gross Internal Area = 122 sq m / 1315 sq ft  
 Approximate Garage Internal Area = 28 sq m / 302 sq ft  
 Approximate Total Internal Area = 150 sq m / 1617 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

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