



**Whitchurch, Shoreham Road,
Henfield, West Sussex BN5 9SD
Offers In The Region Of £725,000 Freehold**

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ESTATE AGENTS

A Detached Three Double Bedroom Bungalow Situated in a Semi-Rural Location with Planning Permission for a Loft Extension. The Property Benefits from a Large Private Driveway, Garage & Carport.

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, large entrance hall leading to the newly fitted modern kitchen with integrated oven & hob, integrated dishwasher and a large breakfast bar. Access from the kitchen leads to the lobby area with further access to the newly fitted utility room with space and plumbing for a washing machine, tumble dryer and fridge/freezer, access form the utility room to the integral garage.

Bright and spacious double aspect lounge with working fireplace, large bay window and sliding patio doors to the lovely rear garden. Large double bedroom with bay window and two double inbuilt wardrobes, second double bedroom with two double inbuilt wardrobes, third double bedroom. Large family bathroom with bath and separate shower cubicle.

Outside there is a large front garden and private driveway along with a lovely rear garden with deck and personal door to the garage. There is a carport to the right of the garage.

Agents Note: The property has gas central heating, double glazing and private drainage.

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.



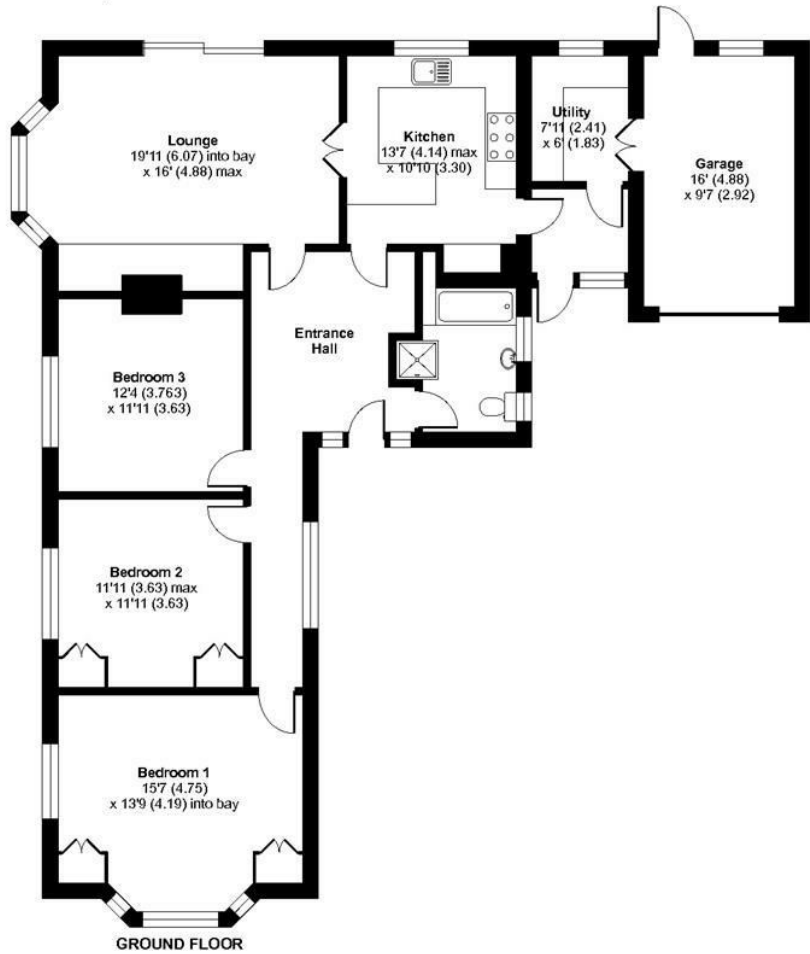




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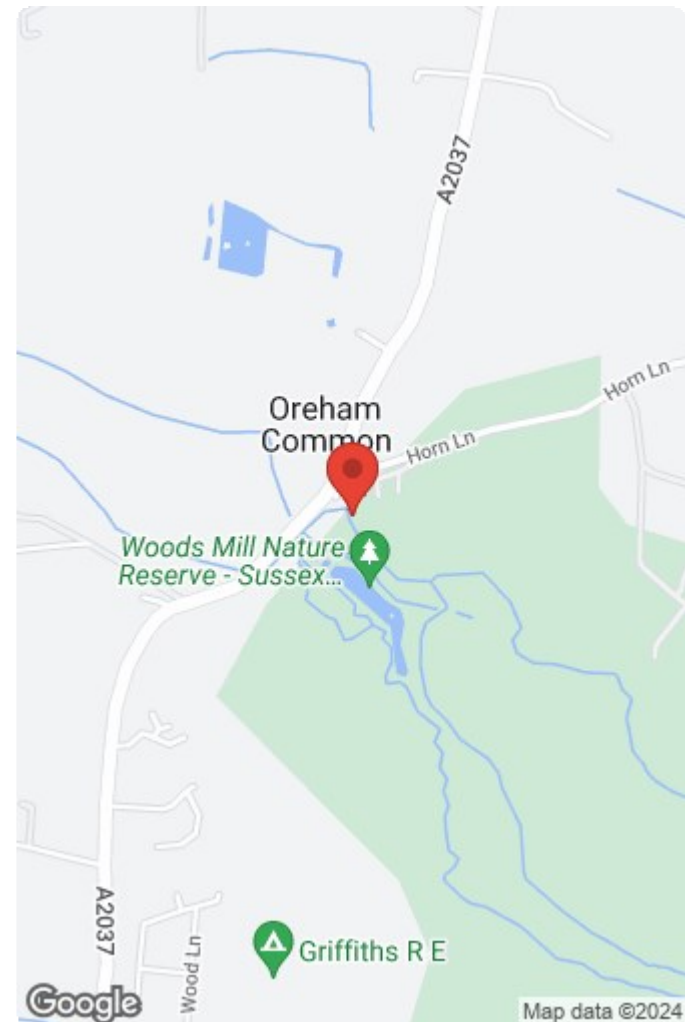
Approximate Area = 1451 sq ft / 134.8 sq m (includes garage)

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). © n2chocom 2021. Produced for Stevens Estates. REF: 735717



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewings by appointment only

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England & Wales EU Directive 2002/91/EC