



**Ashley, London Road
Henfield, West Sussex, BN5 9JH
Guide Price £650,000 Freehold**

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ESTATE AGENTS

A Detached Four Bedroom Property with a Large Private Driveway and Enclosed Rear Garden with Scope for Modernisation and Close to Henfield High Street.

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 living room with french doors opening to the enclosed rear garden. Fitted kitchen with access to the converted large family/dining room which also has access from the front of the property and to the rear. Also on the ground floor are two further reception rooms/bedrooms both with sliding patio doors opening onto the rear garden.

Upstairs there are three double bedrooms and a family bathroom.

Outside there is a large private driveway with parking for multiple vehicles, to the rear of the property is an impressively large enclosed garden with large patio area, greenhouse, sheds and access to the lean to which is also accessible from the front of the property.

The property further benefits 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.







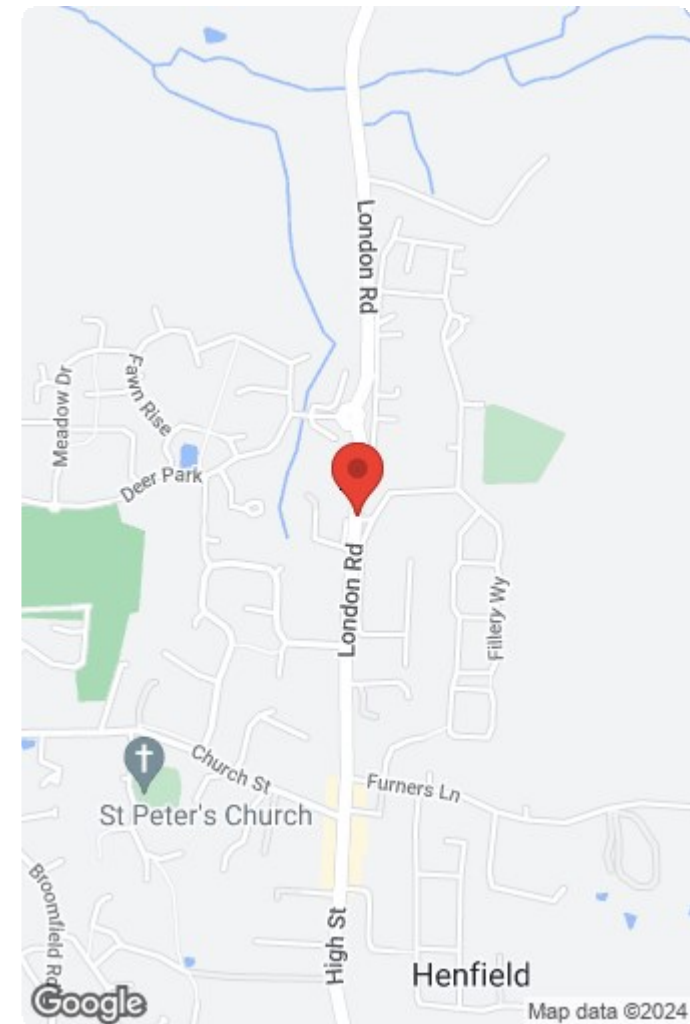
Ashley, London Road



Ground Floor
Approximate Floor Area
995.44 sq ft
(92.48 sq m)

First Floor
Approximate Floor Area
597.81 sq ft
(55.52 sq m)

Approximate Gross Internal Area = 148.0 sq m / 1593.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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