



**49 Broomfield Road
Henfield, West Sussex, BN5 9UD
Guide Price £645,000 Freehold**

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A Beautifully Presented Three Bedroom Detached Bungalow in a Sought after Location within Walking Distance to Henfield High Street. The Property Benefits From a Large Private Driveway, Modern Fitted Kitchen/Dining Room.

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 porch leading to a large inner hallway, bright and spacious lounge with access directly to the inner hall and kitchen/dining room. Modern fitted kitchen/dining room with sliding patio door to the rear garden. There are three good sized double bedrooms, one with a modern fitted en suite shower room and double in built wardrobe and the second also with a in built wardrobe. Large modern fitted family bathroom.

Outside the property benefits from a large front garden with private driveway offering parking for multiple vehicles along with an enclosed rear garden with patio and lawn area offering side access. To the front of the property is the workshop/utility with external door.

The property further benefits from neutral decoration throughout, gas central heating and double glazing.

Council Tax Band - E

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.



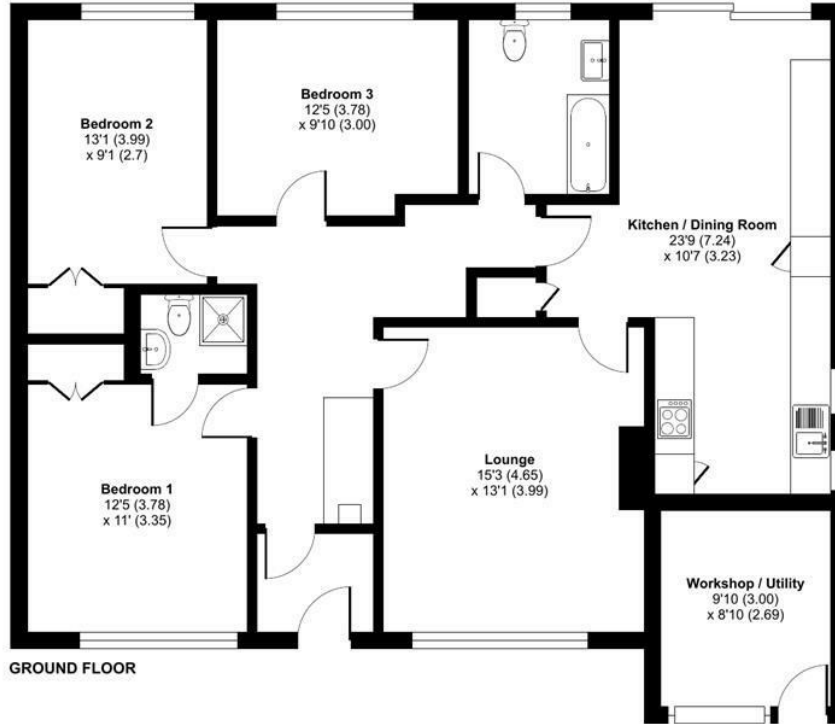




Broomfield Road, Henfield, BN5

Approximate Area = 1254 sq ft / 116.5 sq m (includes workshop / utility)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stevens Estates. REF: 986642



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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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