



**18 Broomfield Road
Henfield, West Sussex, BN5 9UB
Guide Price £695,000 Freehold**

stevens
making the *right* moves
ESTATE AGENTS

An Extremely Well Presented Three Bedroom Detached Bungalow in a Sought After Location Within Walking Distance 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, large entrance hallway with cloakroom and large storage cupboard. Modern fitted kitchen/breakfast room with access to the side of the property. Large dining room with doors opening onto the spacious double aspect lounge. Large master bedroom with two double inbuilt wardrobes and modern ensuite shower room. Two further double bedrooms both with double in built wardrobes and a large family bathroom with separate bath and separate shower cubicle.

Outside there is a large private driveway offering parking for multiple vehicles and lawned front garden. To the rear of the property there is a raised decking area with steps down to the the feature patio along with lawned area. Double garage with personal door from the rear garden.

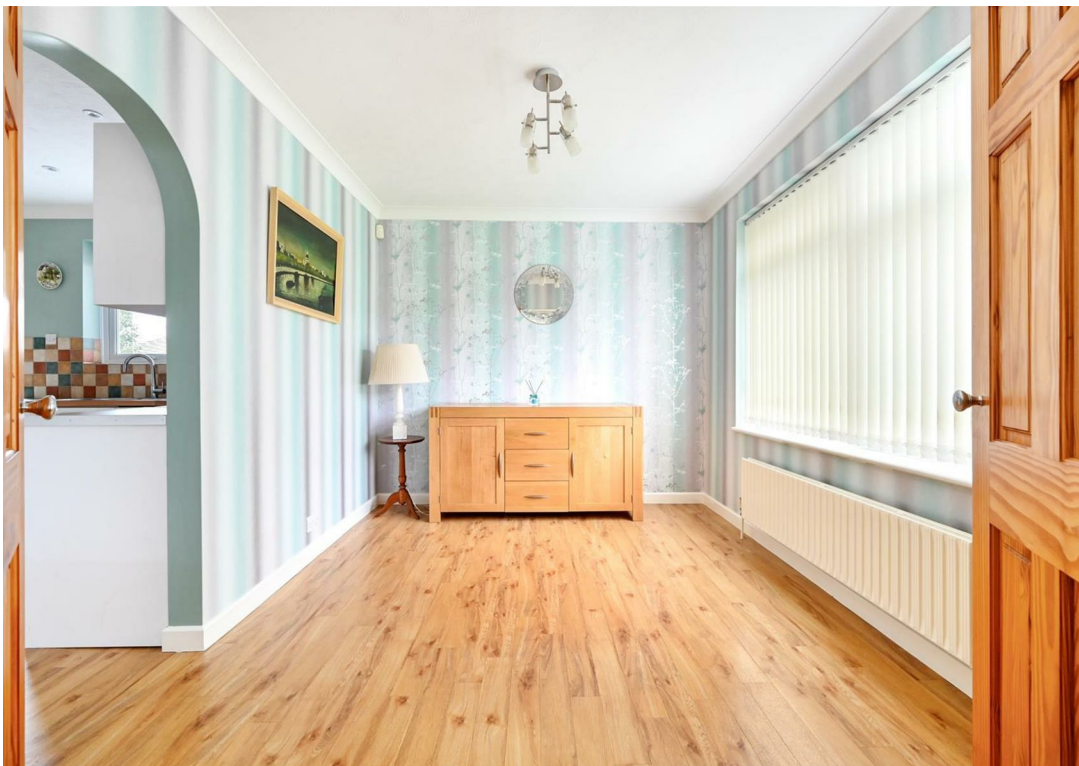
The property further benefits from neutral decoration throughout, double glazing and gas central heating. Both the living room and master bedroom benefit from air conditioning.

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.

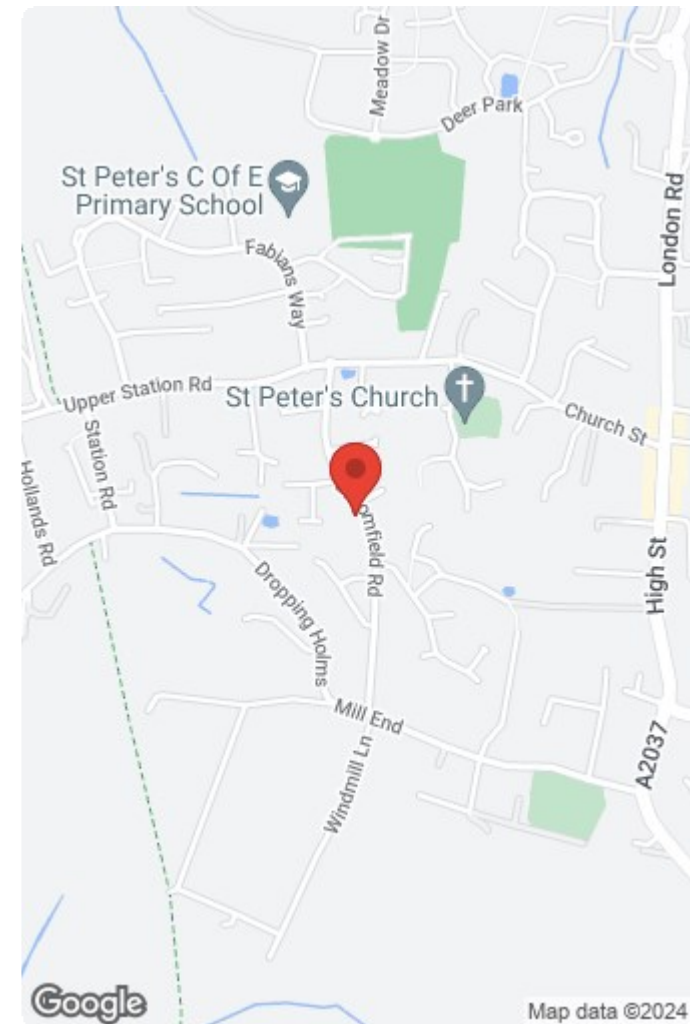
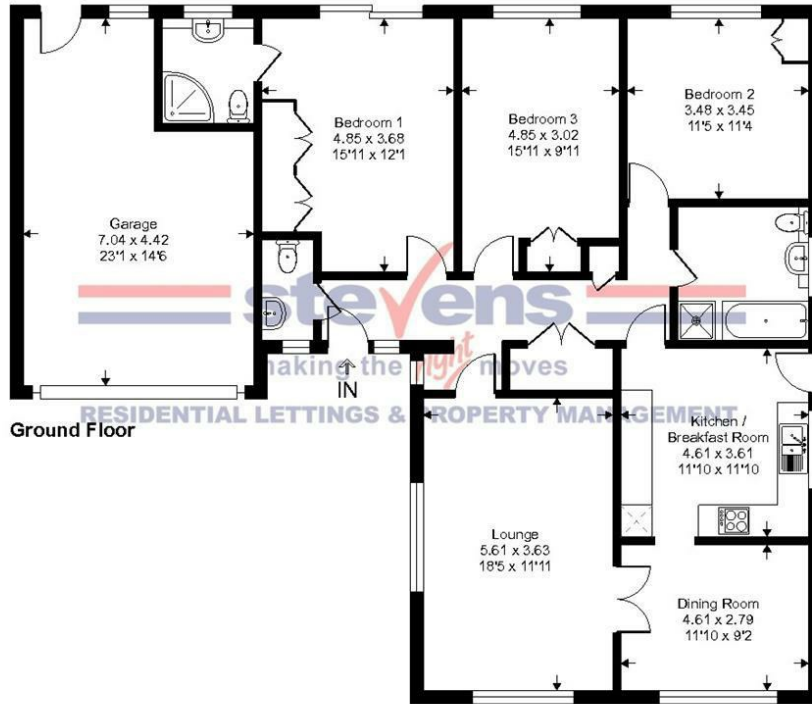






Broomfield Road, BN5

Approximate Gross Internal Area = 111 sq m / 1199 sq ft
 Approximate Garage Internal Area = 27 sq m / 290 sq ft
 Approximate Total Internal Area = 138 sq m / 1489 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.

Copyright Casaphoto Ltd. 2024 - Produced for Stevens

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(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

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

www.stevens-estates.co.uk

