



**Romney, London Road
Henfield, West Sussex, BN5 9JJ
Guide Price £625,000 Freehold**

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ESTATE AGENTS

A Detached Three Bedroom Property with Private Driveway and Enclosed Rear Garden with Scope for Modernisation and Close to Henfield High Street & Country Walks.

Henfield

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 hall leading to bedroom three, family bathroom with bath and separate shower cubicle and large dining room with stairs leading to the first floor. Good sized fitted kitchen leading to the breakfast room and side access from the kitchen. Large bright and spacious living room with sliding patio doors to the enclosed rear garden and bedroom one with two double fitted wardrobes and ensuite shower room.

Upstairs on the first floor is bedroom two, separate toilet and wash basin and large storage area with access to the eaves.

Outside there is private driveway with parking for multiple vehicles. To the rear of the property is a large enclosed garden with large patio area, potting shed and summer house. At the bottom of the garden is the double garage with personal door access.

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.



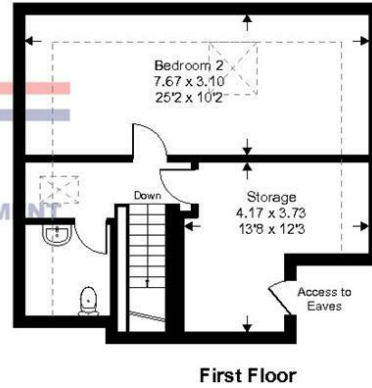
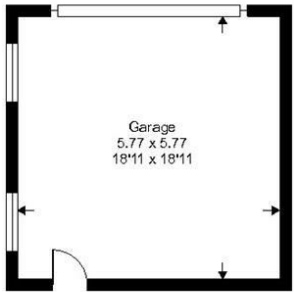
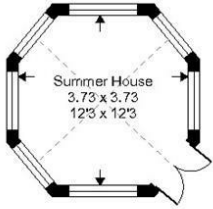
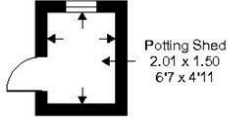




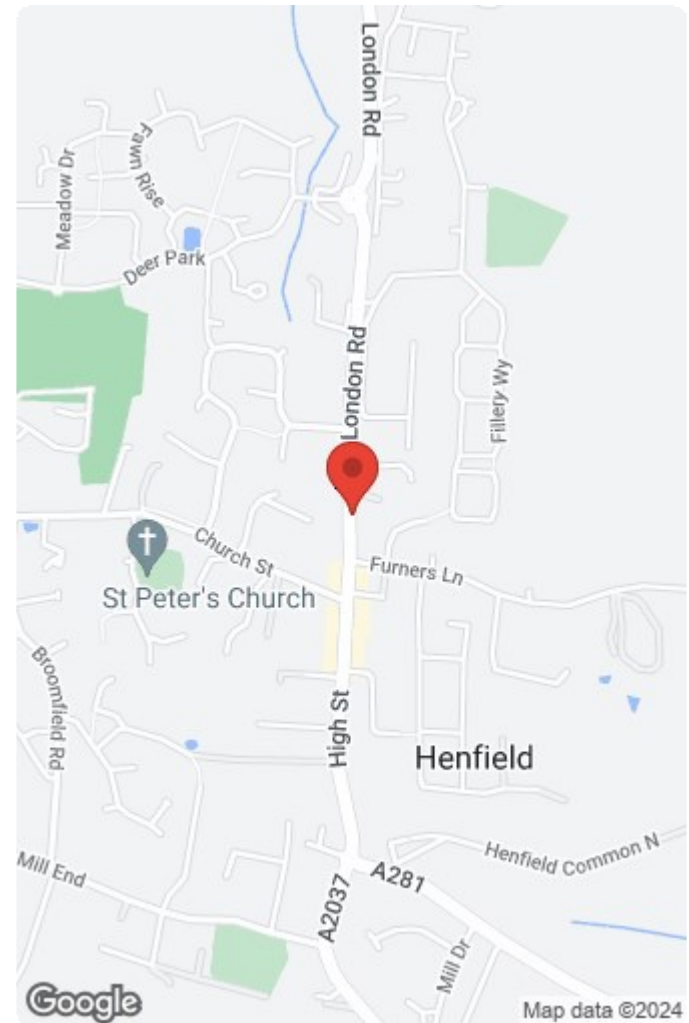
London Road, BN5

Approximate Gross Internal Area = 162 sq m / 1740 sq ft
 Approximate Garage Internal Area = 33 sq m / 358 sq ft
 Approximate Outbuildings Internal Area = 15 sq m / 163 sq ft
 Approximate Total Internal Area = 210 sq m / 2271 sq ft
 (excludes restricted head height)

= Reduced headroom



First Floor



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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