



**5 St. Peters View**  
**Henfield, West Sussex, BN5 9HH**  
**Offers In The Region Of £360,000 Freehold**

**stevens**  
making the *right* moves  
ESTATE AGENTS

# A Well Presented Two Bedroom Semi-Detached Property Situated in a Quiet Cu-De-Sac within Walking Distance to Henfield Village. The Property is Offered with Vacant Possession and No Ongoing Chain.

## 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, entrance hall opening to the lounge with stairs that rise to the first floor. Kitchen/Breakfast room with brand new fitted kitchen. Conservatory opening to the enclosed rear garden. Downstairs cloakroom.

Upstairs there are two double bedrooms both with in-built wardrobes. Shower Room.

Outside the property has a private driveway and an enclosed rear garden with side access.

The property further benefits from gas central heating, double glazing and is being offered with vacant possession and no ongoing chain.

Council Tax Band - C

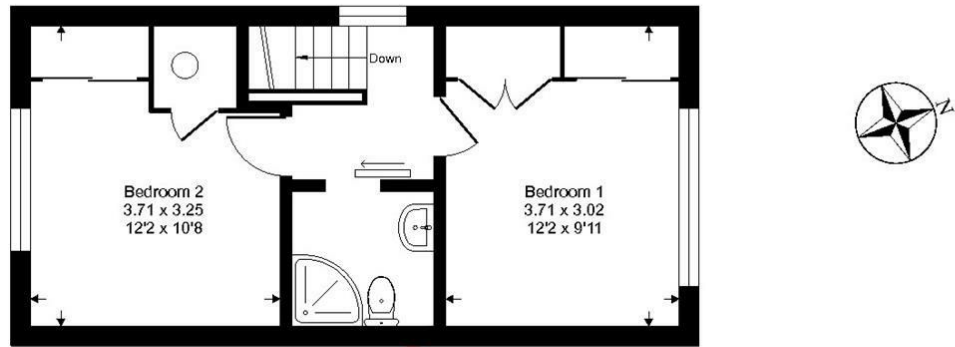
## Property Misdescription Act 1991

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.

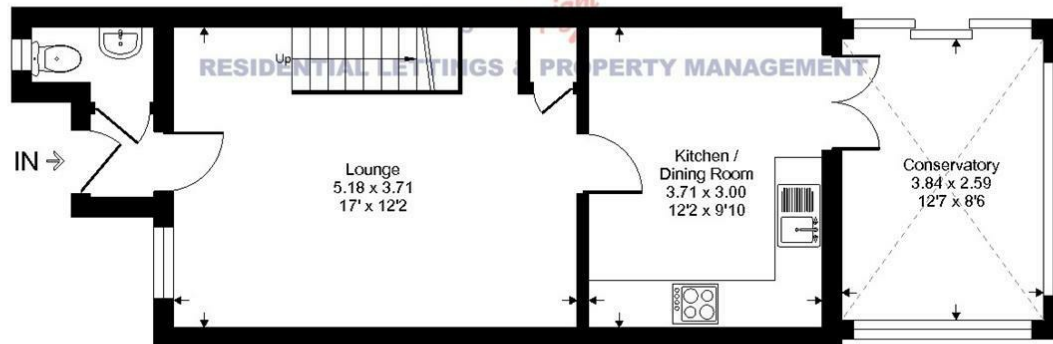




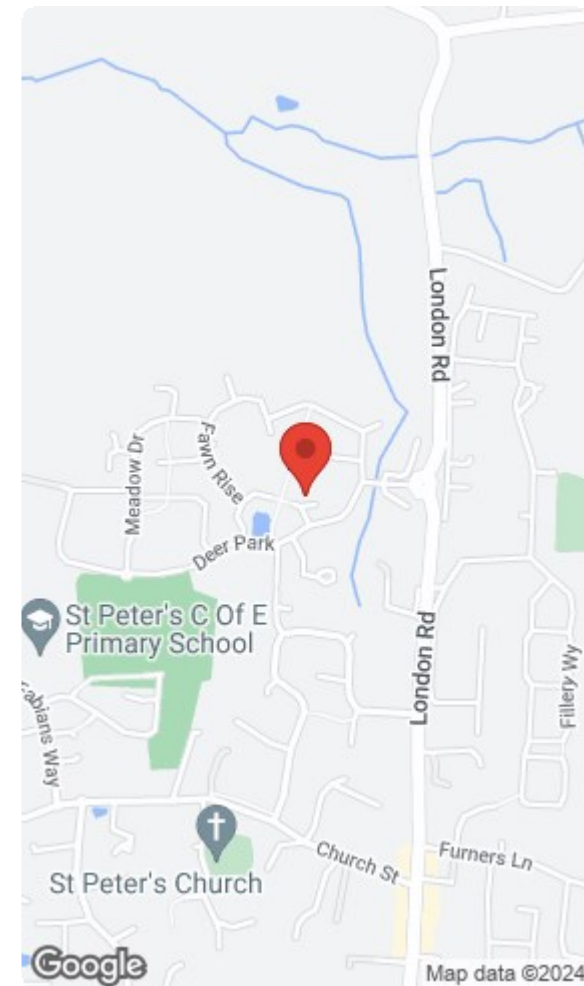
**St Peter's View, BN5**  
 Approximate Gross Internal Area = 77 sq m / 834 sq ft



First Floor **stevens**



Ground Floor



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive 2002/91/EC

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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**Viewings by appointment only**

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