



**31 Furners Mead
Henfield, West Sussex, BN5 9JA
Guide Price £625,000 Freehold**

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A Well Presented & Extremely Spacious Three Bedroom Detached Bungalow in a Sought After Location within Walking Distance to Henfield High Street.

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 the bright and spacious lounge with picture window opening to the dining room. with sliding patio doors to the conservatory and access to the kitchen. Modern fitted kitchen with integrated double oven, gas hob and dishwasher, there is space and plumbing for a washing machine and fridge/freezer in the garage. Conservatory with French doors opening to the enclosed rear garden with garden shed. Two large hallway storage cupboards.

There are two large double bedrooms and a third double bedroom. The second double bedroom enjoys a modern fitted en-suite shower room. Modern fitted family shower room.

Outside there is a large front garden with private driveway. There is a good sized enclosed rear garden with patio and lawn, side access and a personal door to the garage.

The property further benefits from 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.

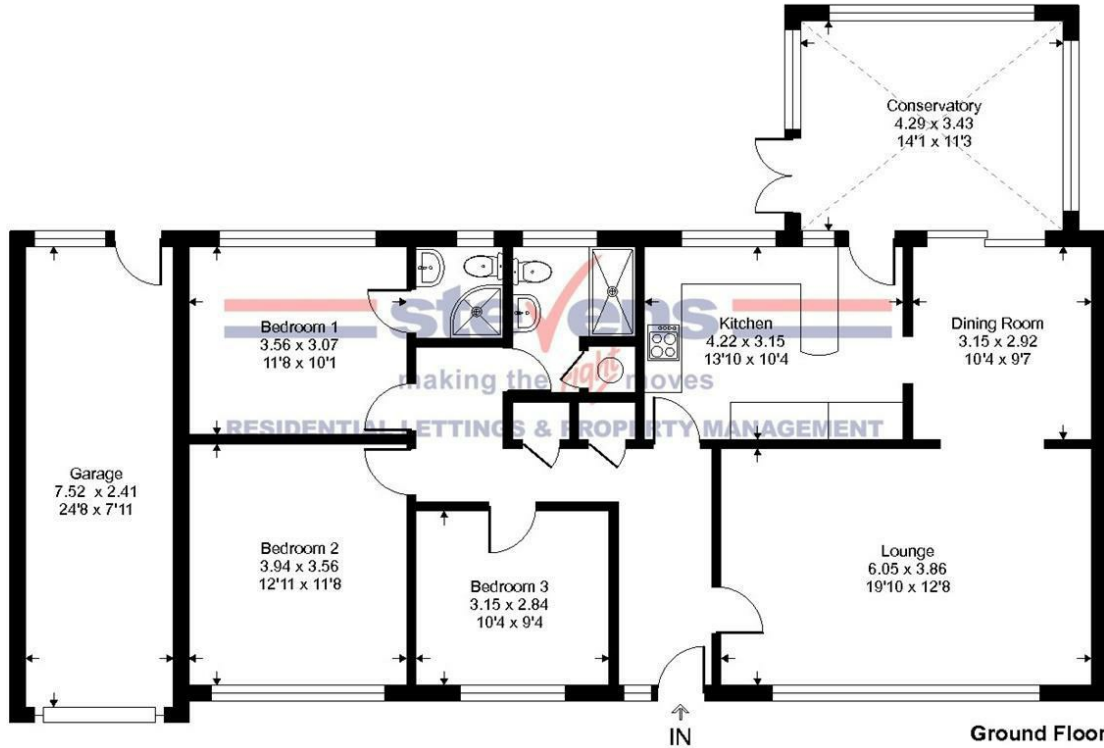






Furners Mead, BN5

Approximate Gross Internal Area = 121 sq m / 1306 sq ft
 Approximate Garage Internal Area = 18 sq m / 195 sq ft
 Approximate Total Internal Area = 139 sq m / 1501 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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

