



**Brangwyn Station Road
Henfield, West Sussex, BN5 9UP
Guide Price £850,000 Freehold**

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ESTATE AGENTS

A Unique Opportunity to Acquire a Residential and Commercial Freehold with Planning for Two Building Plots.

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. This property is situated on the West side of Henfield close to the Downs Link offering scenic country walks.

Description

The accommodation comprises of a large double fronted commercial premises. Inner hall, cloakroom, two side accesses and stairs rise to first floor. Door leading to open plan lounge/kitchen/dining room, side hall leading to shower/cloakroom.

On the first floor there are four double bedrooms and family bathroom.

There is a large frontage to the property with private drive leading to large gardens and grounds. Part of the garden has planning permission to build a pair of semi detached two/three bed houses still leaving a large garden. Building ref DC/21/1262

Agents Note

There is a large boarded roof space which subject to planning permission could be made into additional accommodation.

Plans for the two building plots are available in the office.

Council Tax Band D.

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

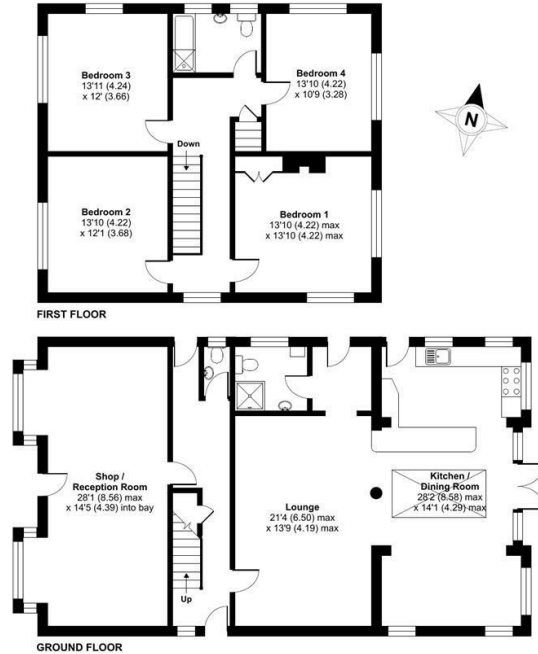
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 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.



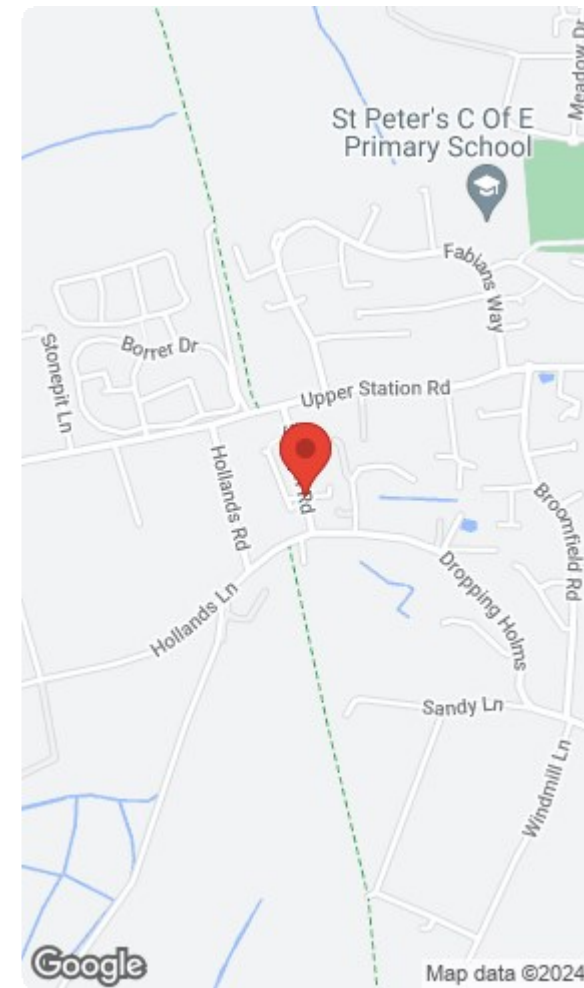


Station Road, Henfield, BN5

Approximate Area = 2311 sq ft / 214.6 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Produced for Stevens Estates. REF: 850226



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Viewings by appointment only

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England & Wales

EU Directive 2002/91/EC