



31 Meadow Drive
Henfield, West Sussex, BN5 9FG
Guide Price £495,000 Freehold

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ESTATE AGENTS

A Well Presented Semi-Detached Family House Situated in a Quiet and Popular Residential Area of Henfield Benefitting from a South Facing Rear Garden.

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

A well presented larger than average semi-detached family house built of brick elevations under a pitched tiled roof, benefitting from gas central heating and double glazing.

Entrance, leading to entrance hall with downstairs cloakroom. Light and bright sitting room with two large windows letting in large amounts of light. Open plan kitchen/dining room with french doors opening on to the south facing rear garden and modern fitted kitchen with space and plumbing for a washing machine and fridge/freezer and integrated dishwasher and tumble dryer.

Master bedroom with fitted floor to ceiling wardrobes and modern en-suite shower room. Two further double bedrooms and spacious family bathroom with shower over bath.

South facing rear garden with patio area and grass.

There is a garage in a nearby compound with up and over door and pitched tiled roof.

Council Tax Band - D

Agents Note

There is a yearly maintenance charge of approximately £300.

Property Misdescription Act 1991

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

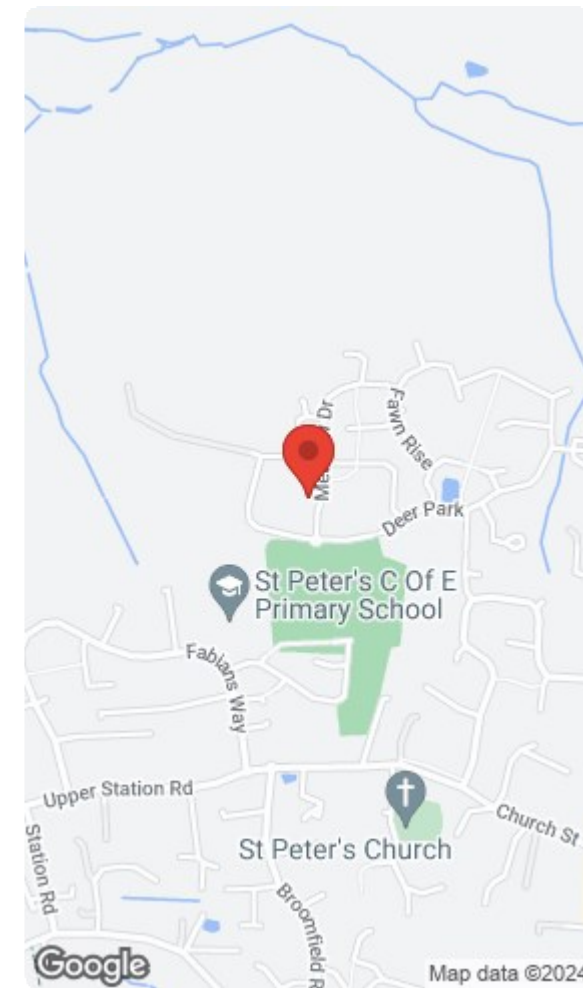
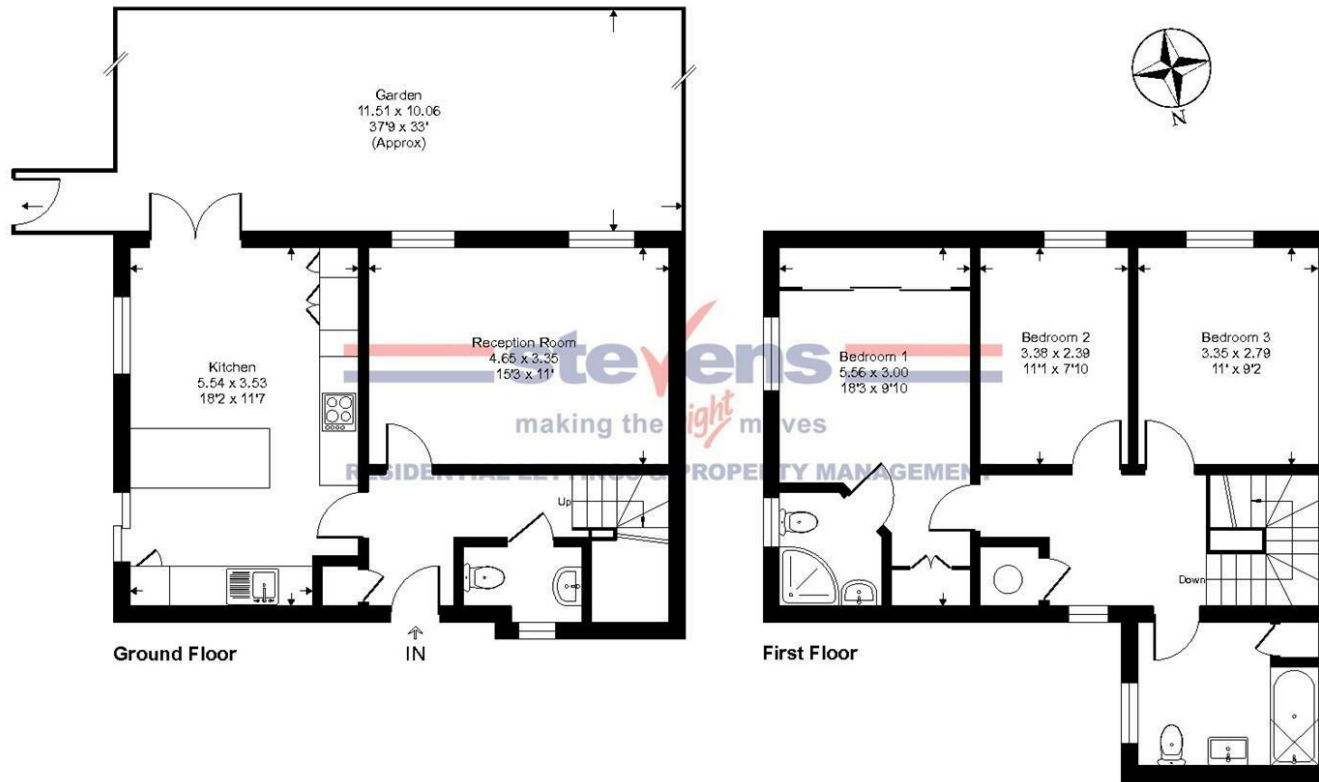
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.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





Meadow Drive

Approximate Gross Internal Area = 100 sq m / 1074 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		89
(69-80) C	78	
(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

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