



**45 Broomfield Road
Henfield, West Sussex, BN5 9UD
Guide Price £695,000 Freehold**

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ESTATE AGENTS

A Spacious Detached Bungalow Situated in a Popular Location Close to Local Amenities and Country Walks on the West Side of Henfield Village.

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 bungalow is situated in a popular residential area built of brick elevations under a pitched tiled roof and has the benefit of gas fired central heating and double glazing. The accommodation is arranged over one floor comprising entrance porch and spacious 'L' shaped entrance hall. The light and bright open plan sitting room, dining room and modern fitted kitchen benefit from four large picture windows. Master bedroom with fitted wardrobes and french doors opening onto the rear garden and two further double bedrooms, one with two large recess'. Large modern family bathroom with shower and separate bath and separate cloakroom.

The property further benefits from a garage/workshop with up and over door, garden room and utility room.

Outside is a private driveway and front garden mostly laid to lawn with some established shrubs and hedging. Large and beautifully maintained rear garden with two patio areas.

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.

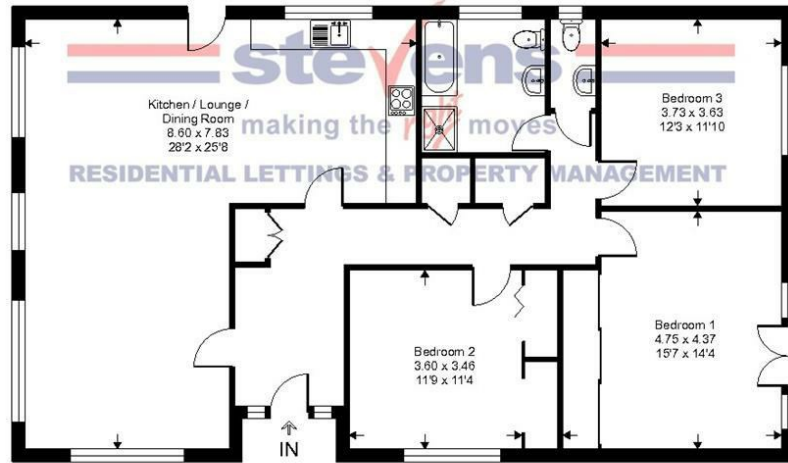
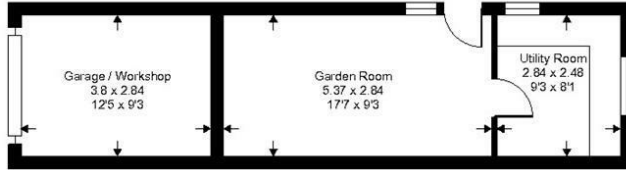






Broomfield Road

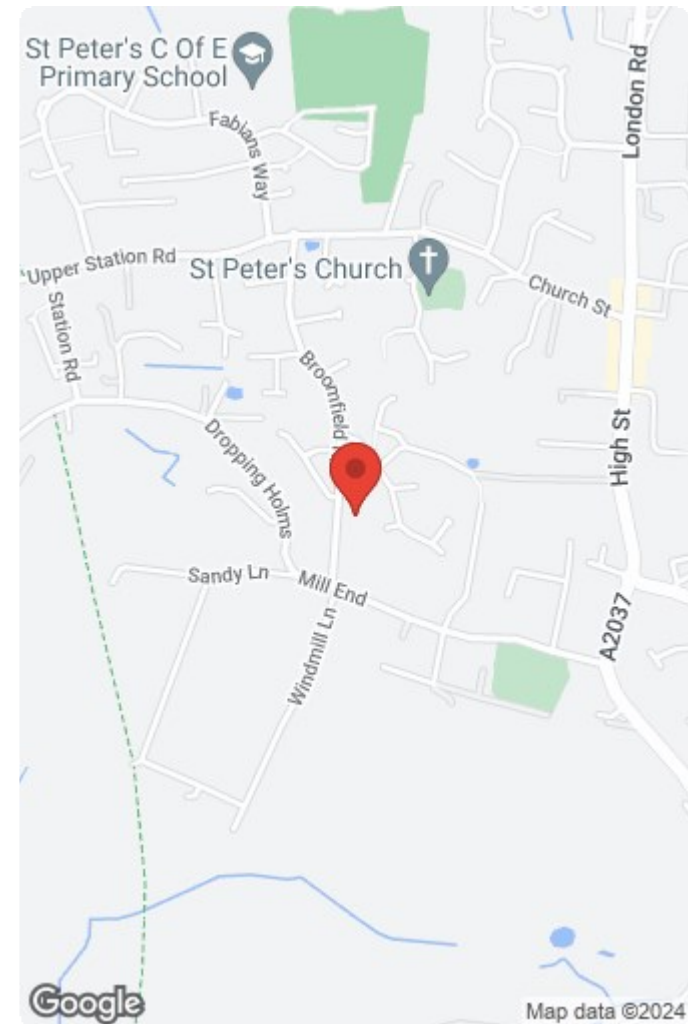
Approximate Gross Internal Area = 128 sq m / 1374 sq ft
 Approximate Garage Internal Area = 22 sq m / 241 sq ft
 Approximate Outbuilding Internal Area = 11 sq m / 115 sq ft
 Approximate Total Internal Area = 161 sq m / 1730 sq ft



Ground 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	70	82
(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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