



**Camass House, Nep Town Road
Henfield, West Sussex, BN5 9DY
Guide Price £975,000 Freehold**

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ESTATE AGENTS

A Stunning Four Bedroom Detached Property in the Heart of Henfield Village with a Beautiful Rear Garden and a Large Private Driveway and Detached Double Garage.

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

The accommodation comprises, entrance, large entrance hallway leading to the bright and spacious lounge with french doors to the beautiful rear garden, access from the lounge to the formal dining room. Modern fitted kitchen breakfast room, fully fitted kitchen with integral appliances and a lovely dining area. Utility room with further access to outside and space and plumbing for a washing machine. Bright downstairs study, cloakroom and coat cupboard.

Upstairs there is a large principle bedroom with a lovely modern fitted en-suite bathroom and two double built in wardrobes. Second and third double bedrooms both with inbuilt wardrobes and a fourth single bedroom also with inbuilt wardrobes. Large modern fitted family bathroom, airing cupboard to landing.

Outside the property is approached by a private driveway with parking for multiple vehicles and a detached double garage with personal door.

The beautiful enclosed rear garden benefits from a large patio along with large lawn area and well established borders. There is a lovely dual aspect summer house with power.

The property further benefits from gas central heating, double glazing and neutral decoration throughout.

Council Tax Band G

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.



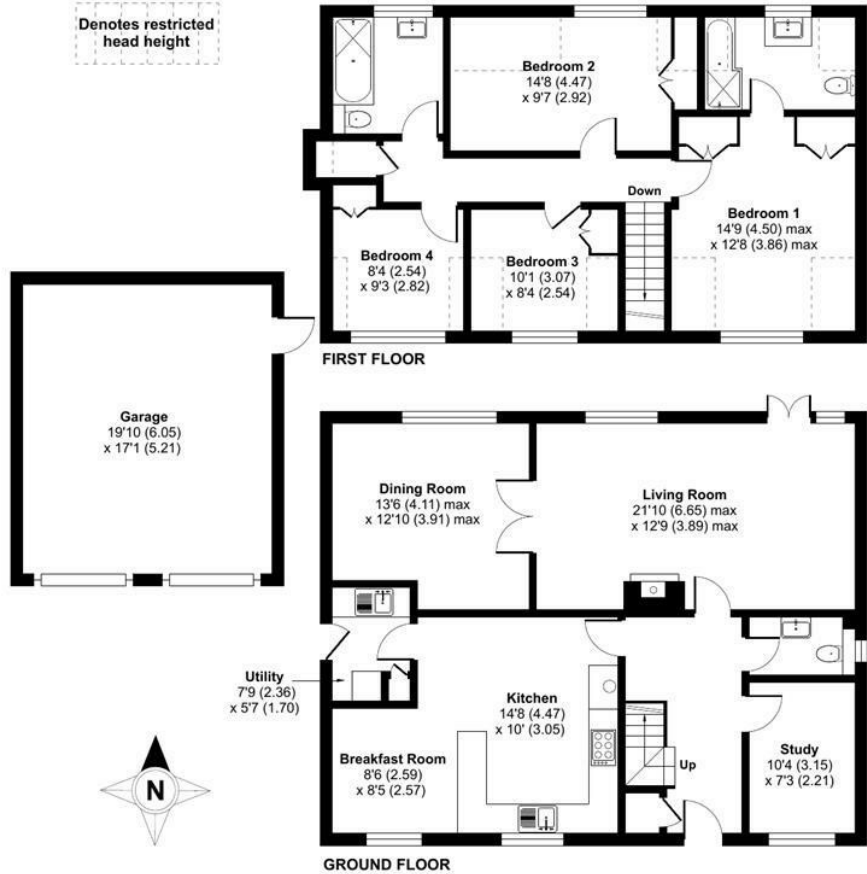




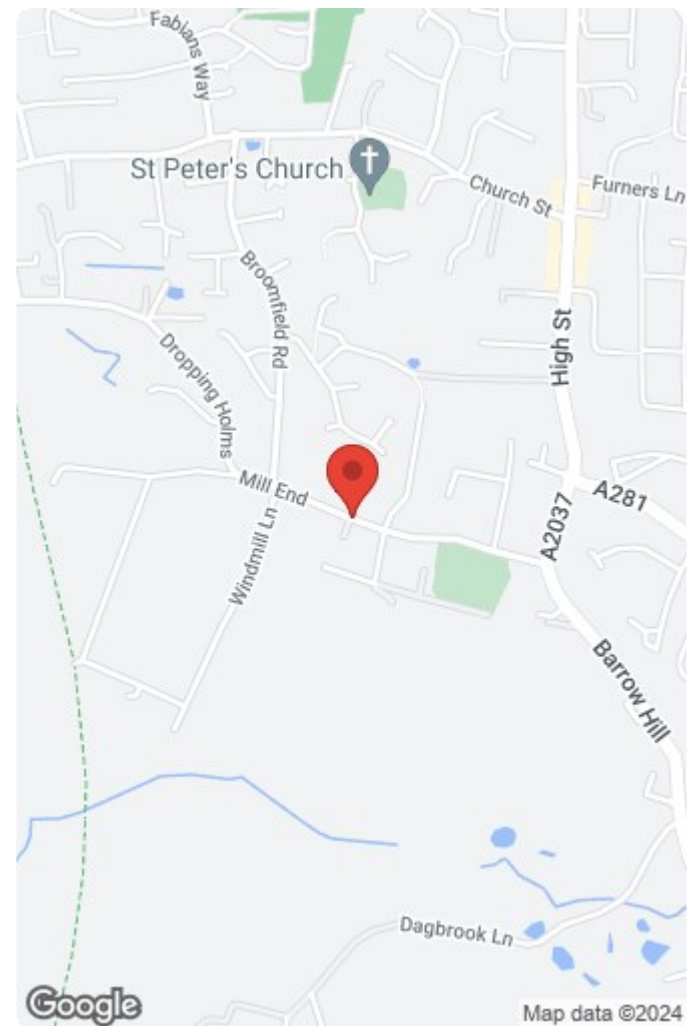
Nep Town Road, Henfield, BN5

Approximate Area = 1997 sq ft / 185.5 sq m (includes garage)
 Limited Use Area(s) = 121 sq ft / 11.2 sq m
 Total = 2118 sq ft / 196.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stevens Estates. REF: 989168



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	75
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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