



**Weavers, Upper Station Road  
Henfield, West Sussex, BN5 9PL  
Guide Price £630,000 Freehold**

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ESTATE AGENTS

# A Two Double Bedroom Detached Bungalow Situated on a Quarter of an Acre Plot with Double Garage and Private Driveway and Close to Country Walks and Local Amenities.

## 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 is arranged over one floor comprising entrance porch, entrance hall leading to the bright and spacious sitting room with french doors onto the south facing rear garden. Fitted kitchen and separate dining room both with access to the conservatory and further access to the rear garden. Two good sized double bedrooms both with bay windows. Family bathroom and separate cloakroom.

Outside there is a large south facing enclosed rear garden with a patio area directly outside the conservatory and large lawn area with personal door to the double garage. Private driveway with parking for multiple vehicles.

Council Tax Band E

## Agents Note

A new boiler was installed in January 2023.

## 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.

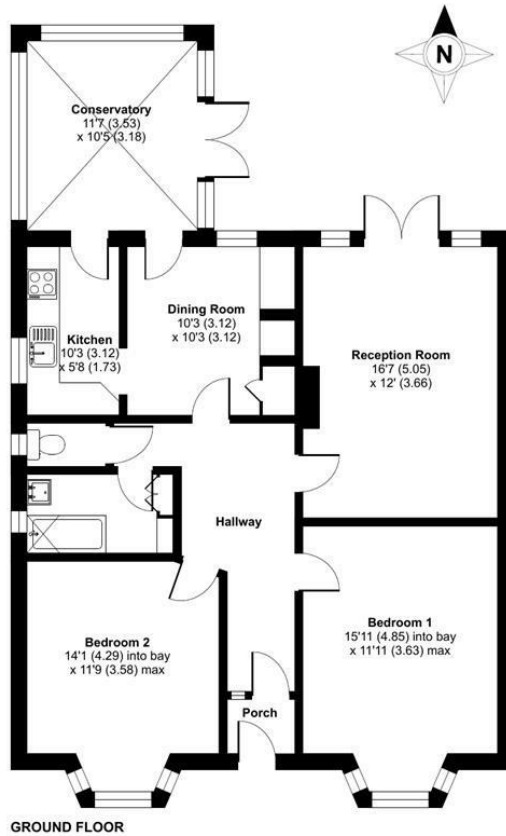




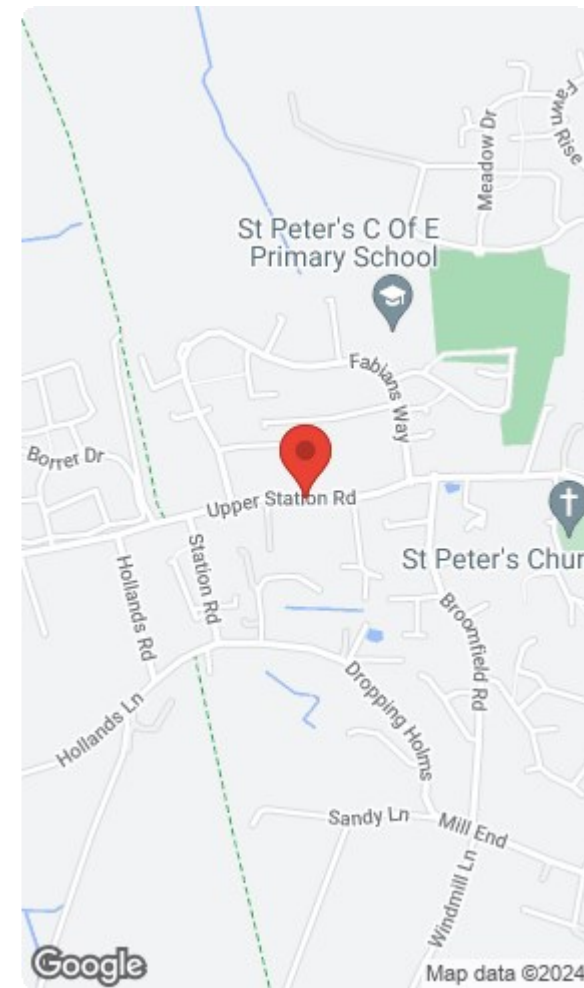
## Upper Station Road, Henfield, BN5

Approximate Area = 1059 sq ft / 98.3 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: 942472



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

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