



**Puttles Cottage, Myrtle Terrace  
Henfield, West Sussex, BN5 9EX  
Guide Price £450,000 Freehold**

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ESTATE AGENTS

# **A Beautifully Presented Character Cottage Situated in a Popular Location Within Walking Distance of Henfield High Street and Various Country Walks. The Property Benefits From a Kitchen/Dining Room and Separate Utility Room.**

## **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, small entrance hall with stairs to the upstairs accommodation and a door opening into the cosy lounge with log burning stove and fitted furniture. Cottage style fully fitted kitchen/dining room with a spacious dining area and log burning stove. Utility room with space and plumbing for a washing machine with access to the rear garden. Downstairs cloakroom.

Upstairs there is a large modern fitted shower room and a good sized double bedroom with three double in-built wardrobes. Further stairs from the landing lead to the second floor double bedroom with the benefit of air conditioning.

Outside there is a pretty courtyard garden along with a garden room ideal for an office with power and storage.

The property further benefits from double glazing, gas central heating and is immaculately presented throughout.

Council Tax Band - C

## **Agents Note**

There is a right of way running across the back of the property for the adjoining cottages.

## **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.



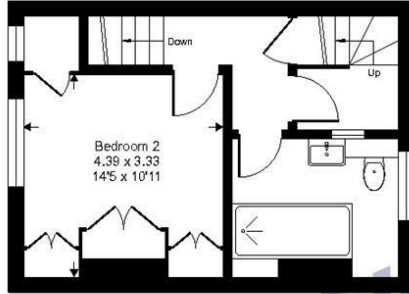




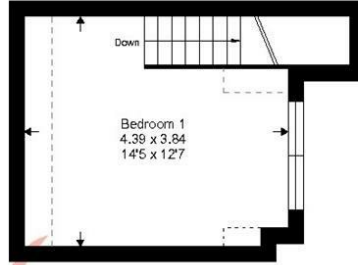


## Weavers Lane, BN5

Approximate Gross Internal Area = 79 sq m / 846 sq ft  
 Approximate Outbuilding Internal Area = 11 sq m / 116 sq ft  
 Approximate Total Internal Area = 90 sq m / 962 sq ft  
 (excludes restricted head height)



First Floor



Second Floor



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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</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

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

[www.stevens-estates.co.uk](http://www.stevens-estates.co.uk)

