



**Roselands, Blackgate Lane
Henfield, West Sussex, BN5 9HA
Guide Price £595,000 Freehold**

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A Spacious and Well Appointed Two Bedroom Detached Bungalow in a Sought After Location within Walking Distance to Henfield High Street and Offered with No On Going Chain.

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, entrance hall with integral access to the garage, cloakroom, in-built hallway storage. Bright and spacious double aspect lounge/diner with access to the large conservatory with french doors opening to the enclosed rear garden. Fitted kitchen with further access to the large conservatory. Large bedroom with inbuilt wardrobes and sliding doors to a further conservatory with french doors opening onto the garden. Second double bedroom with two double inbuilt wardrobes, study and large shower room.

Outside there is a large enclosed rear and side garden with patio area and pond along with two garden sheds and summer house. To the front of the property there is a private driveway and garage.

The property further benefits from gas central heating, double glazing and is offered with no on going chain.

Council Tax Band - E

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.

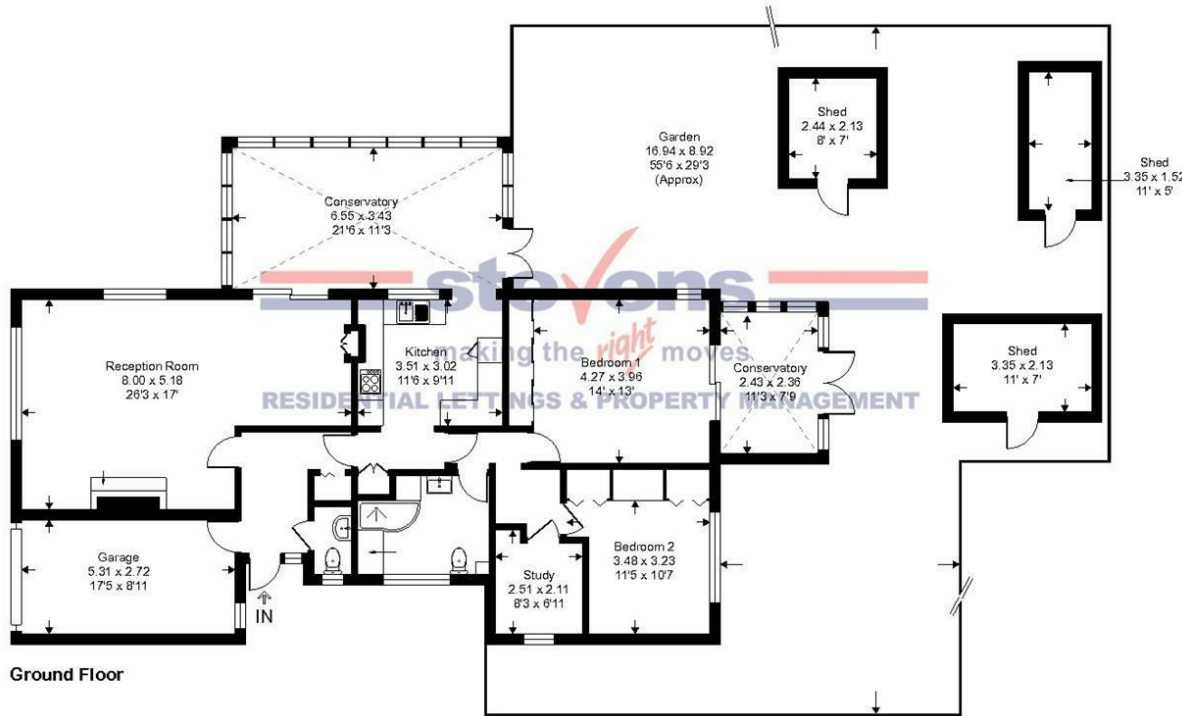






Blackgate Lane, BN5

Approximate Gross Internal Area = 142 sq m / 1533 sq ft
 Approximate Garage Internal Area = 14 sq m / 154 sq ft
 Approximate Outbuildings Internal Area = 17 sq m / 188 sq ft
 Approximate Total Internal Area = 173 sq m / 1875 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	80
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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