



19 Wantley Hill Estate
Henfield, West Sussex, BN5 9JR
Guide Price £340,000 Freehold

stevens
making the *right* moves
ESTATE AGENTS

A Rare Opportunity to Acquire this Three Bedroom Semi Detached Family Home Situated on the Northern Side of Henfield Village. The Property is in Need of Moderisation Throughout.

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 porch leading to the bright and spacious lounge with sliding doors opening onto the kitchen/breakfast room. From the kitchen/breakfast room there is access to a large store with separate w.c along with access to the rear garden. Large downstairs shower room.

Upstairs there is a large double bedroom, second smaller double bedroom and third single bedroom.

Outside there is a good sized rear and side garden along with a front garden with off road parking.

The property further benefits from double glazing and gas central heating.

Council Tax Band - C

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

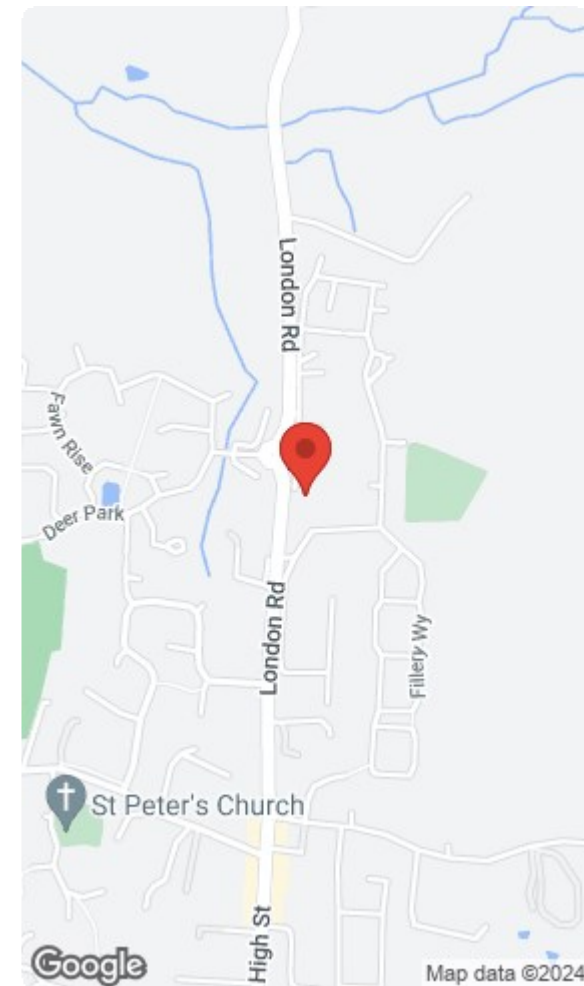
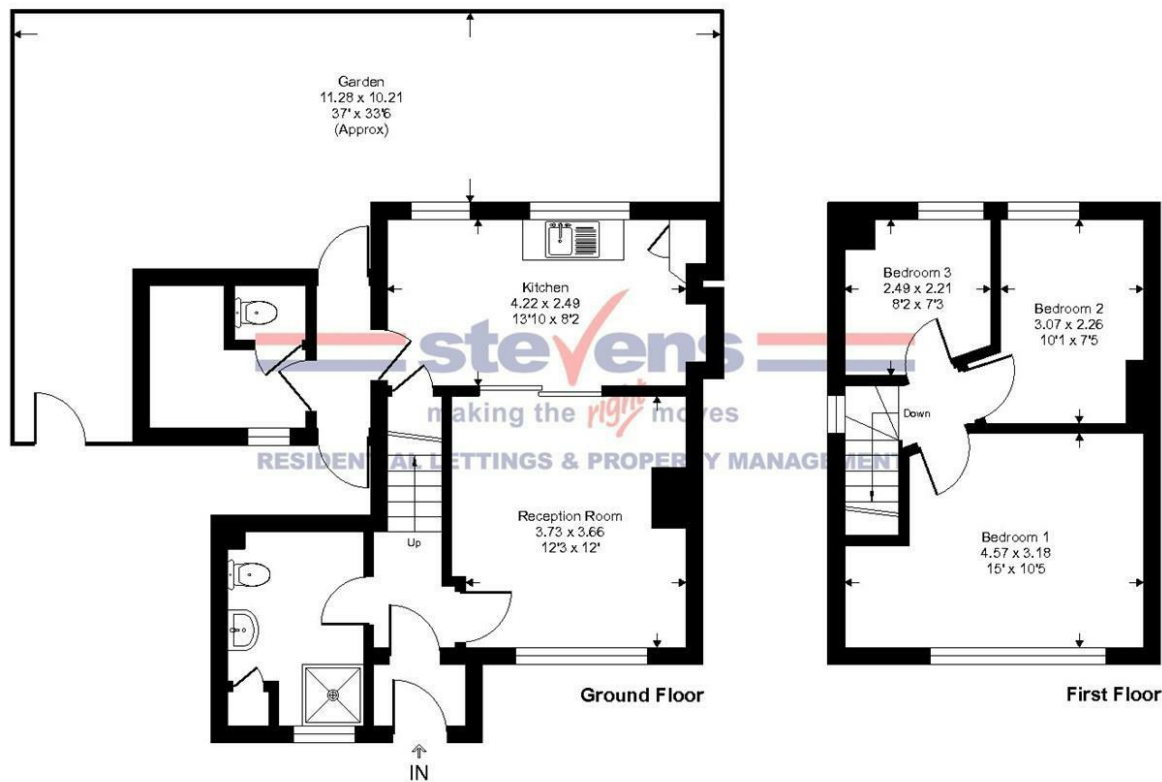
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 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.





Wantley Hill Estate, BN5

Approximate Gross Internal Area = 74 sq m / 792 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.
 Copyright Casaphoto Ltd. 2024 - Produced for Stevens

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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

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

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

www.stevens-estates.co.uk

