



**Myrtle Villa, Church Street
Henfield, West Sussex, BN5 9NS
Guide Price £695,000 Freehold**

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ESTATE AGENTS

An Extended Victorian House Situated in the Heart of Henfield Close to Country Walks and the High Street and Benefits from a Private Driveway.

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

An attractive character house built in approximately 1870, which has been extended to provide deceptively spacious accommodation. The accommodation comprises entrance, entrance hall leading to the large kitchen/breakfast room with bi-fold doors leading onto the south facing rear garden. A large lounge/dining room with bay window overlooking the front garden and access to the study with door leading to the garden and downstairs cloakroom.

Stairs from the hallway lead to the first floor to bedroom two and three and large family bathroom with both bath and shower. Stairs lead to the large master bedroom.

On the lower ground floor the cellar has power points, window and plumbing for a washing machine and space for a tumble dryer.

Front garden with raised bed and private driveway. South facing rear garden with a large bricked patio and raised brick flower borders. There is a large brick studio/workshop under a slate roof which can be accessed from the rear garden.

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

Council Tax Band - D

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.



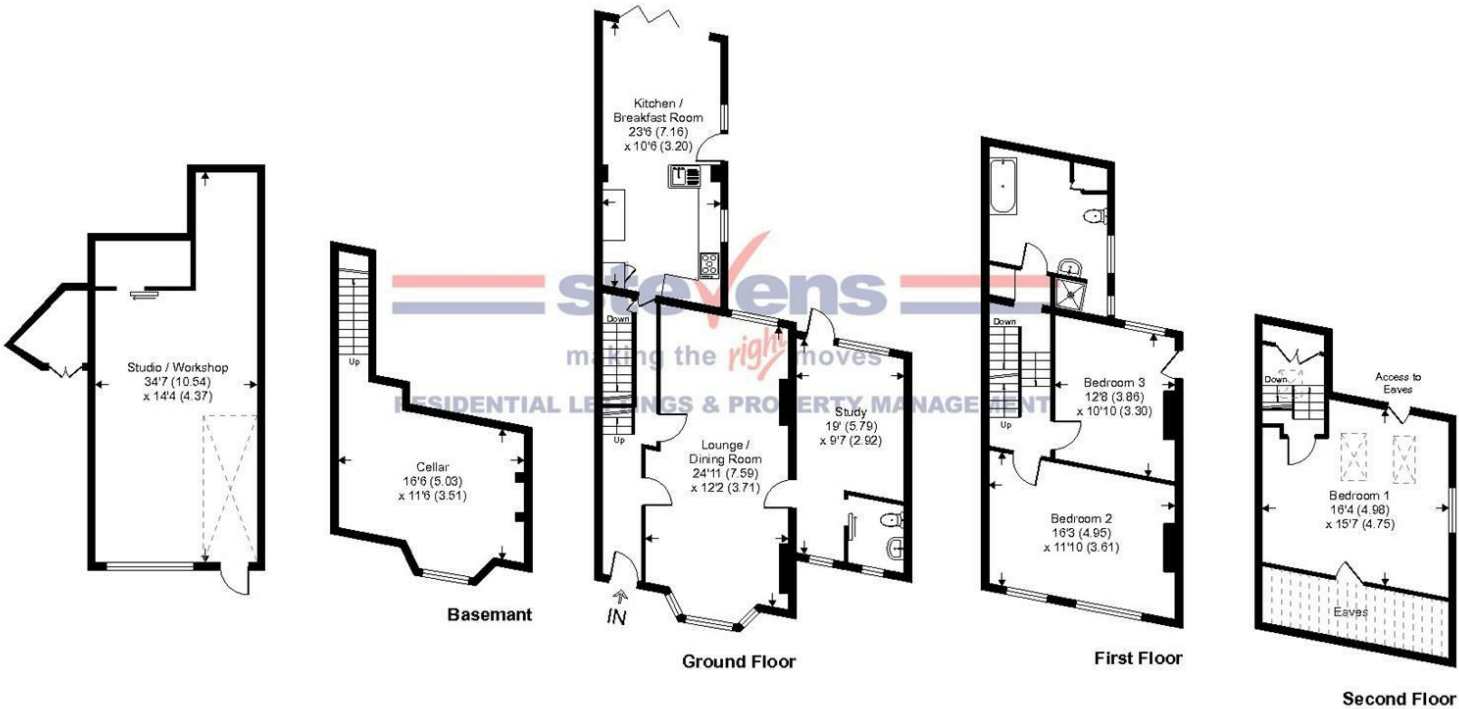






Church Street, BN5

Approximate Gross Internal Area = 182 sq m / 1963 sq ft
 Approximate Outbuilding Internal Area = 41 sq m / 442 sq ft
 Approximate Total Internal Area = 223 sq m / 2405 sq ft
 (excludes restricted head height)



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	62	75
(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

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