



**Granary Cottage, Windmill Lane
Henfield, West Sussex, BN5 9UW
Guide Price £395,000 Freehold**

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An Attractive Attached Three Bedroom Cottage Situated in an Idyllic Part of Henfield. The Property is Bursting with Character and Benefits from a Kitchen/Breakfast Room and Parking.

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, opening to the country cottage style kitchen/breakfast room with feature bench and dining area along with original flooring. Cosy reception room with fully working open fire, further access to outside and a large storage cupboard.

Upstairs on the first floor is a large master bedroom with triple inbuilt wardrobes along with a further double with inbuilt wardrobes benefitting from lovely views, also on the first floor is the large bathroom with separate toilet. Further stairs lead to the second floor providing a second double bedroom with inbuilt cupboard and eaves storage, third single bedroom also with inbuilt storage cupboard

Outside the property has a pretty side and rear garden featuring a beautiful well and allows right of way with or without vehicles over the driveway.

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

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.



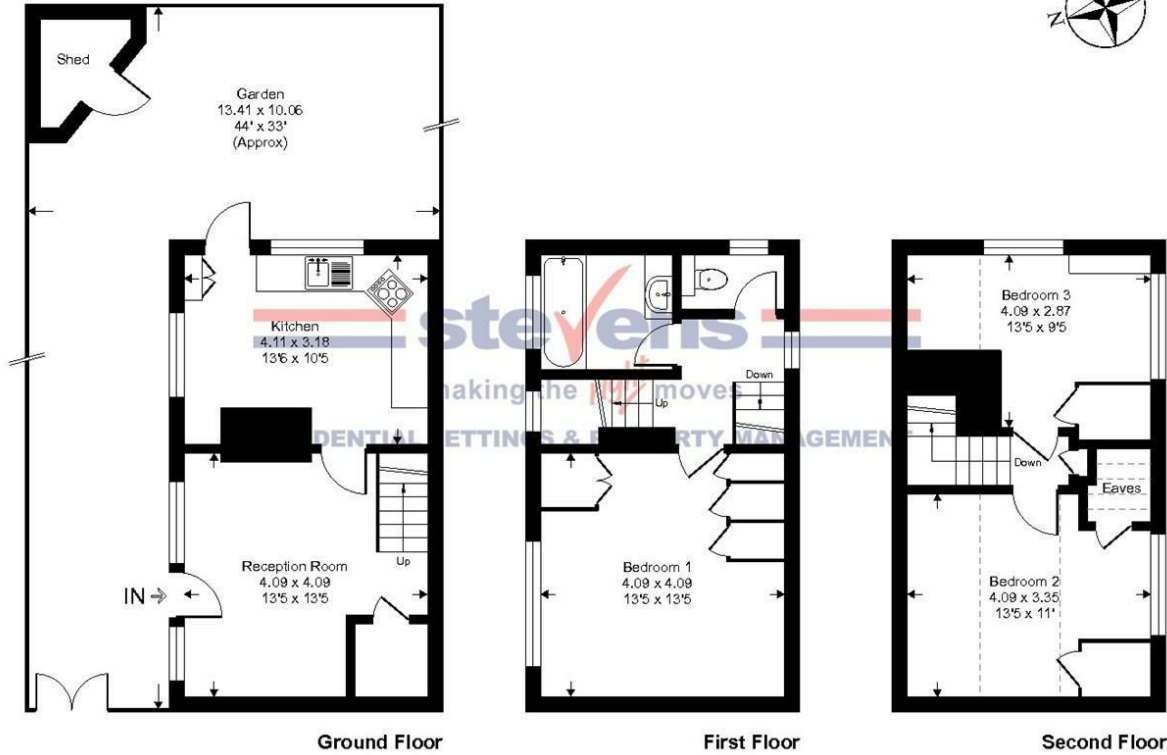




 = Reduced headroom

The Granary Cottage, BN5


Approximate Gross Internal Area = 80 sq m / 865 sq ft
(excludes restricted head height & shed)



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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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