



**2 Weavers Cottages, Weavers Lane  
Henfield, West Sussex, BN5 9ET  
Guide Price £295,000 Freehold**

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ESTATE AGENTS

# A Terraced Cottage Situated in a Popular Residential Location within Easy Reach of Henfield High Street.

## 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

2 Weavers Cottage is an attractive cottage built of rendered elevations under a pitched tiled roof and has electric storage heaters and part double-glazing.

The accommodation comprises of entrance leading to sitting room with an open fire, storage cupboard housing the hot water tank, inner hall to shower room, and modern fitted kitchen with plumbing for a washing machine and space for under counter fridge and freezer. On the first floor there are two bedrooms and the second bedroom benefits from another storage cupboard housing a water tank. Outside is a small courtyard.

The property further benefits from 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:

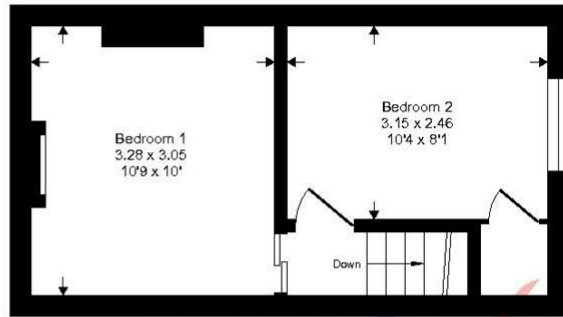
1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.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



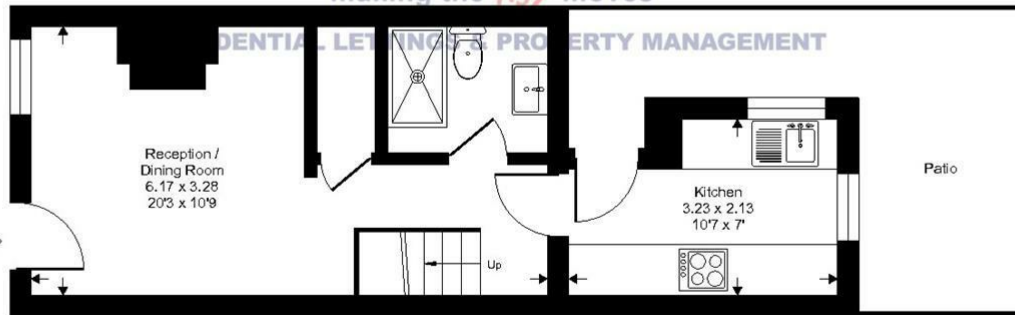


## Weavers Cottages, BN5

Approximate Gross Internal Area = 47 sq m / 509 sq ft



First Floor



Ground Floor



RESIDENTIAL LETTING & PROPERTY MANAGEMENT

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>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### Viewings by appointment only

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England & Wales

EU Directive 2002/91/EC

