



**65 Fletcher Way  
Henfield, West Sussex, BN5 9FR  
Guide Price £465,000 Freehold**

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ESTATE AGENTS

# **A Three Bedroom Semi Detached Family House Set on a Corner Plot with Two Parking Spaces and an Enclosed Rear Garden Close to Country Walks and the Downs Link.**

## **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**

This well presented semi detached family home was built by Barratt homes and has well-appointed family accommodation. The accommodation comprises canopied entrance porch, entrance hall, downstairs cloakroom, light and bright sitting room and open plan modern fitted kitchen/dining room with French doors opening onto the enclosed rear garden.

Stairs from the hallway lead to the first floor with large master with ensuite shower room, second bedroom and small single bedroom currently being used as a home office, dressing room and a family shower room.

To the front of the property is a small front garden surrounded by a small hedge and to the rear is an enclosed garden with side access. There is a patio, grass and decked area leading to pagoda, shed and bin store. There is a charging point installed at the front of the property for electric cars. and the plot includes parking for two cars.

The property further benefits from neutral decoration throughout, 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:

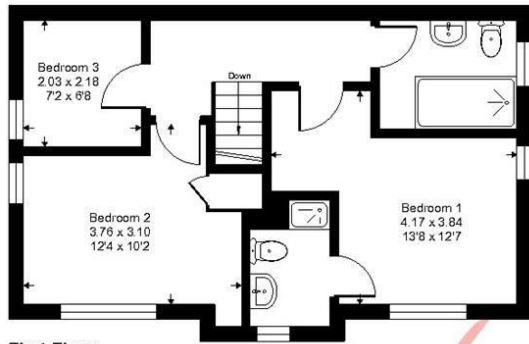
1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.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



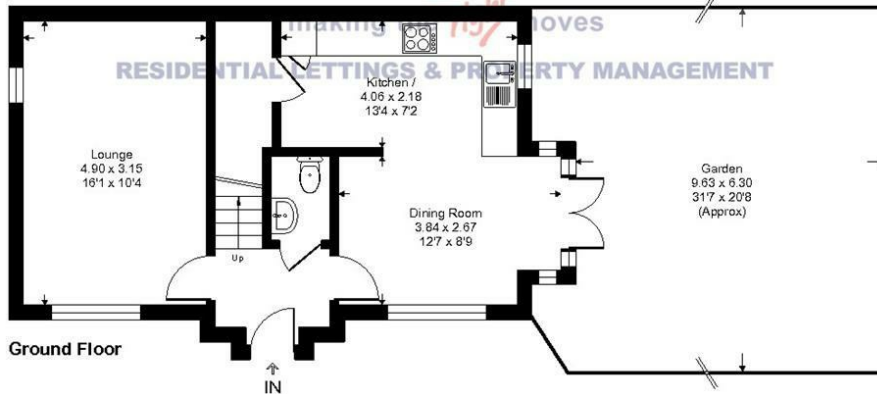




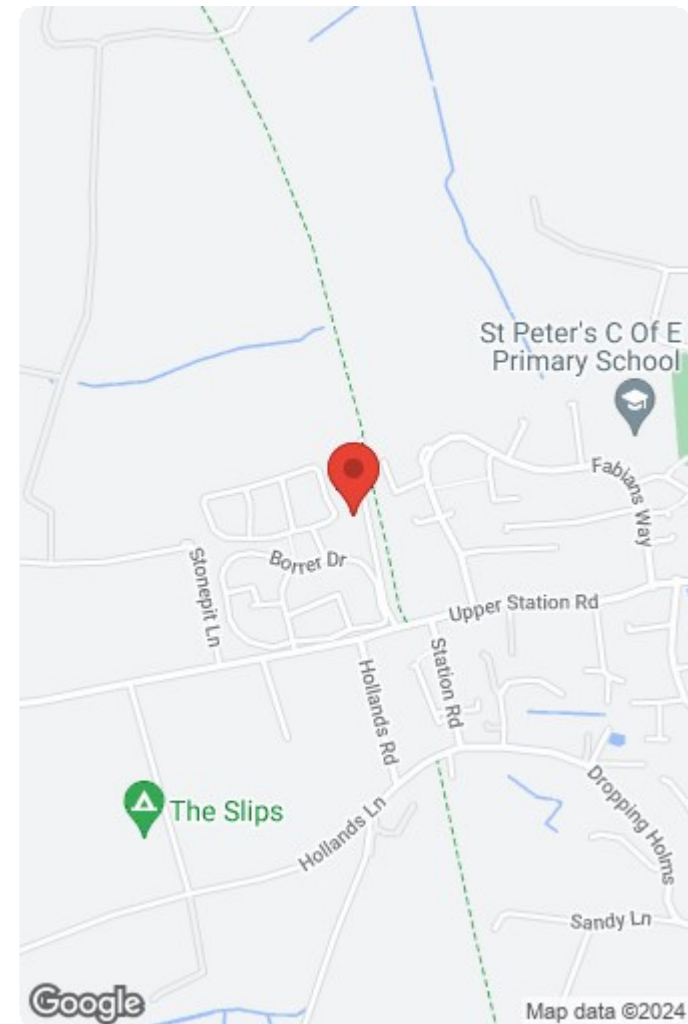
**Fletcher Way, BN5**  
Approximate Gross Internal Area = 87 sq m / 933 sq ft



First Floor



Ground Floor



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>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](http://www.stevens-estates.co.uk)

