



**London Road,  
Henfield, West Sussex, BN5 9JJ  
Guide Price £475,000 Freehold**

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# **A Well Presented Two Bedroom Detached Bungalow within Walking Distance to Henfield High Street. The Property Benefits from a Private Driveway and an Enclosed Rear Garden.**

## **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 hall leading to the living areas of the house to the right as you enter. Fitted kitchen with access to the enclosed rear garden, double aspect lounge with sliding patio doors to the rear garden, the lounge opens to a lovely dining area. Shower room. To the left of the hallway as you enter there is a good size double aspect, double bedroom with two double and one single in-built wardrobes and a second smaller double with double in-built wardrobe.

Outside there is a private driveway and front garden and to the rear of the property is an enclosed rear garden with patio, laid to lawn area, mature shrubs and side access.

The property is set back from the London Road and is a short walk to the High Street and further benefits from gas central heating and double glazing.

Council Tax Band - E

## **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.







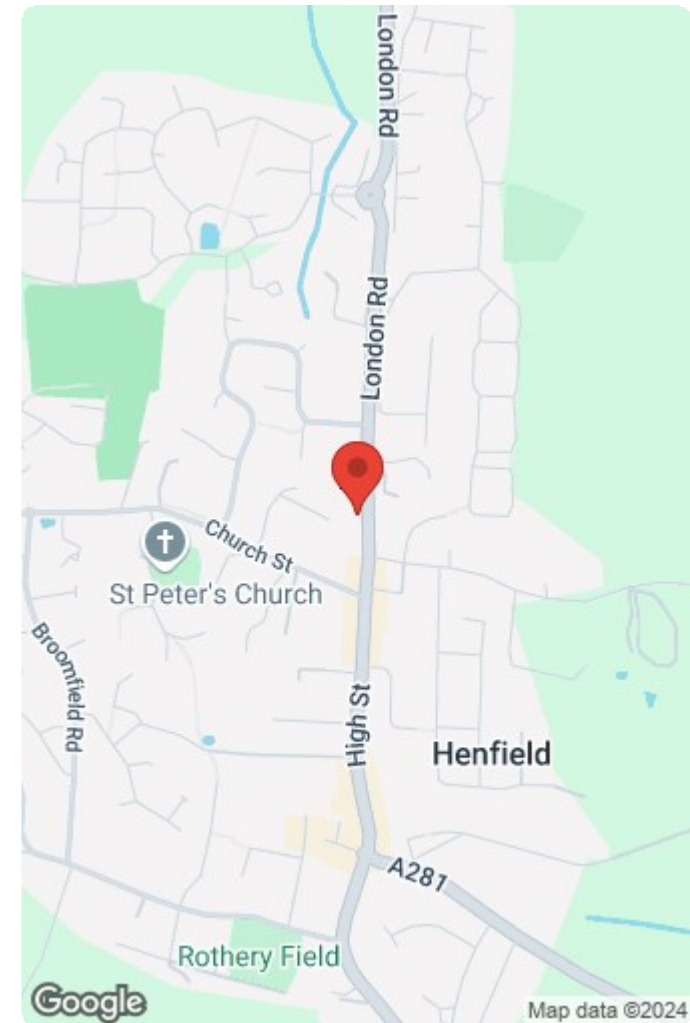
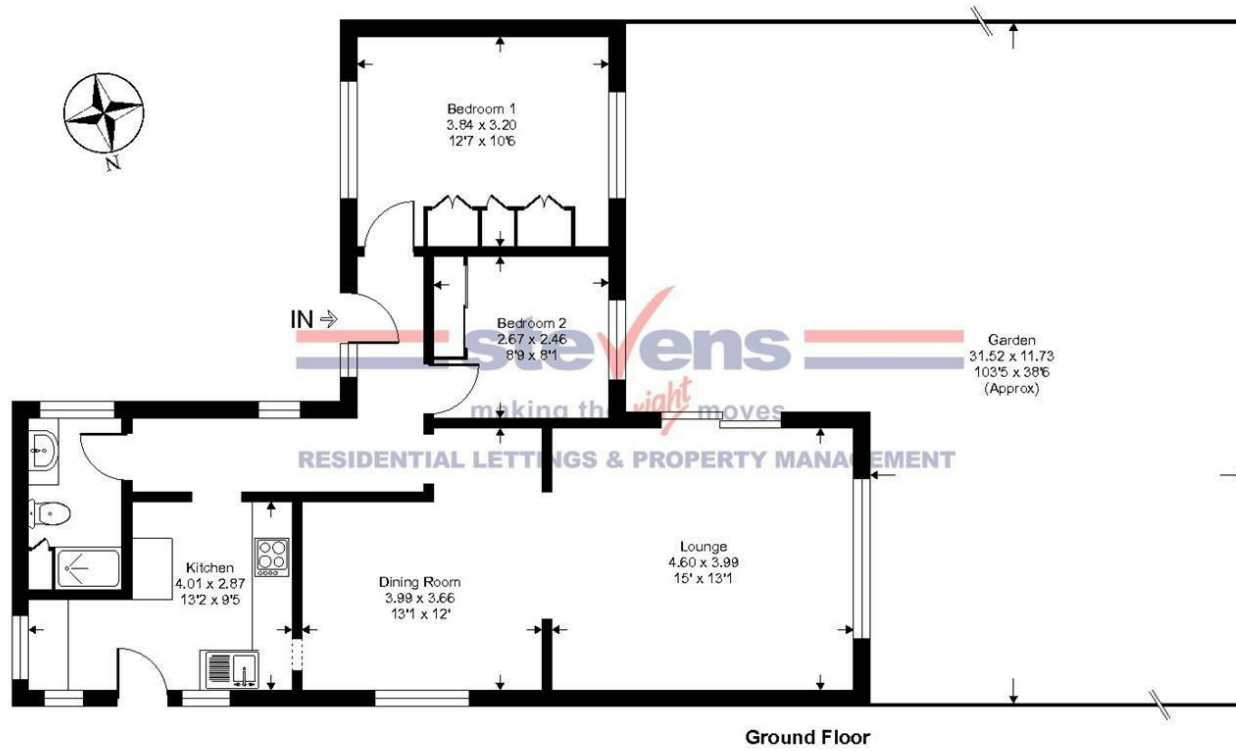








**London Road, BN5**  
 Approximate Gross Internal Area = 73.7 sq m / 794 sq ft



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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)

