



**44 Borrer Drive
Henfield, West Sussex, BN5 9FQ
Guide Price £675,000 Freehold**

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ESTATE AGENTS

An Extremely Well Presented and Incredibly Spacious Five Bedroom Detached House on a Popular Henfield Development. The Property Benefits from Two En-Suite Shower Rooms, One with a Separate Bath, Along with a Double Garage and Large 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 bright and spacious double aspect lounge with french doors to the enclosed rear garden, formal dining room with bay window. Modern fitted kitchen/breakfast room, modern fitted kitchen with integral double oven, gas hob, fridge/freezer, dishwasher and french doors to the rear garden. Separate utility room with integrated washing machine and freestanding tumble dryer. Downstairs cloakroom.

On the first floor there is a large master bedroom with modern fitted en-suite bath and shower cubicle, second double bedroom with modern fitted en-suite shower room, third double bedroom and a large family bathroom. On the second floor are two further double bedrooms and a large modern fitted shower room.

Outside there is a good sized enclosed rear garden with personal door to the double garage. Private driveway for two cars and double garage with separate up and over doors.

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

Council Tax Band - G

Annual service charge which is currently £344.34 which covers the shared amenities on the development.

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.



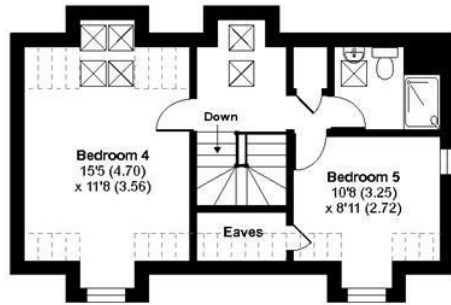




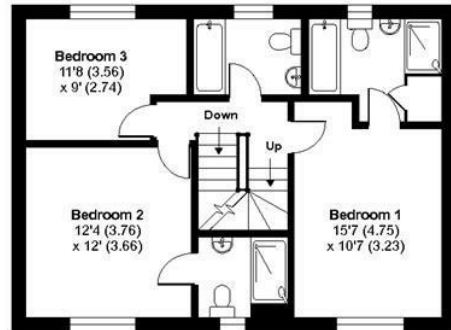
Borrer Drive, Henfield, BN5

Approximate Area = 1789 sq ft / 166.1 sq m
 Limited Use Area(s) = 69 sq ft / 6.4 sq m
 Garage = 406 sq ft / 37.7 sq m
 Total = 2264 sq ft / 210.3 sq m

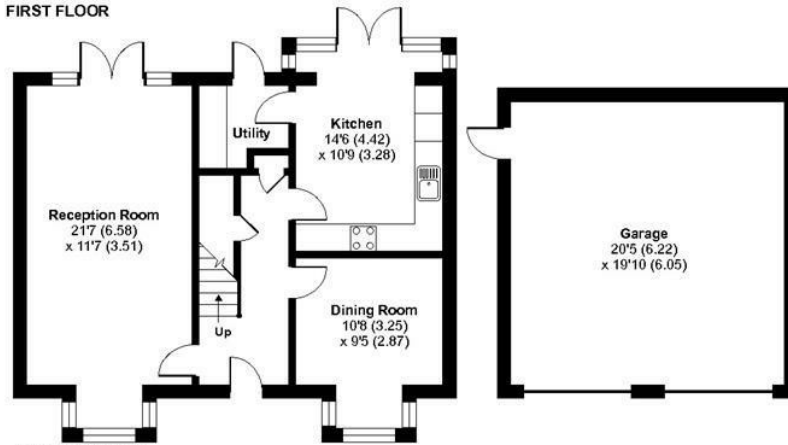
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SECOND FLOOR



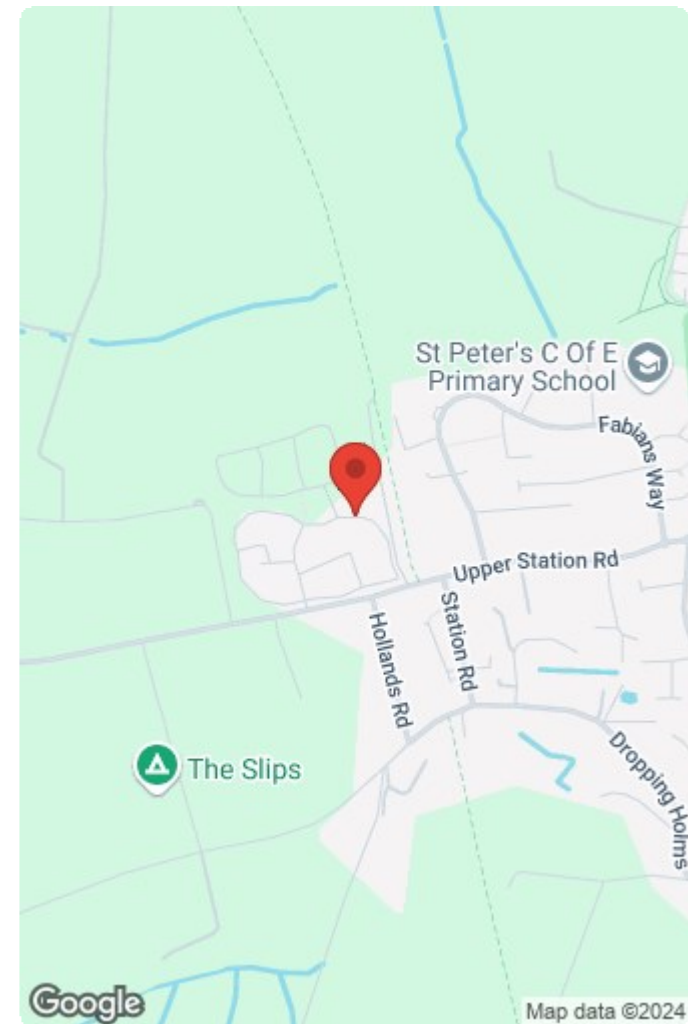
FIRST FLOOR



GROUND FLOOR



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2hocom 2022. Produced for Stevens Lettings and Management. REF: 951696



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(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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