



**1 Squire Way
Henfield, West Sussex, BN5 9TU
Guide Price £695,000 Freehold**

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ESTATE AGENTS

A Deceptively Spacious Detached Bungalow Situated on a Corner Plot in a Popular Residential Area within Walking Distance of Local Amenities and Country Walks.

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 a large entrance hall with the benefit of four inbuilt storage cupboards. Bright and spacious double aspect living room opening to the formal dining room which opens to the fitted kitchen/breakfast room with access to the enclosed rear garden. Further access from the fitted kitchen leads back to the spacious hallway with access to the master bedroom benefitting from three double in built wardrobes, second double bedroom with double in built wardrobe and third large single bedroom with double in built wardrobe and sliding patio doors. Large modern fitted family bathroom with separate bath and shower cubicle, further separate cloakroom.

Outside there is a detached garage with personal door from the rear garden along with a private drive in front. Large front/side garden mainly laid to lawn along with a further private double driveway and enclosed rear south facing courtyard garden with summer house.

The property further benefits from gas central heating, double glazing and is offered with no on going chain.

Council Tax Band - F

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.

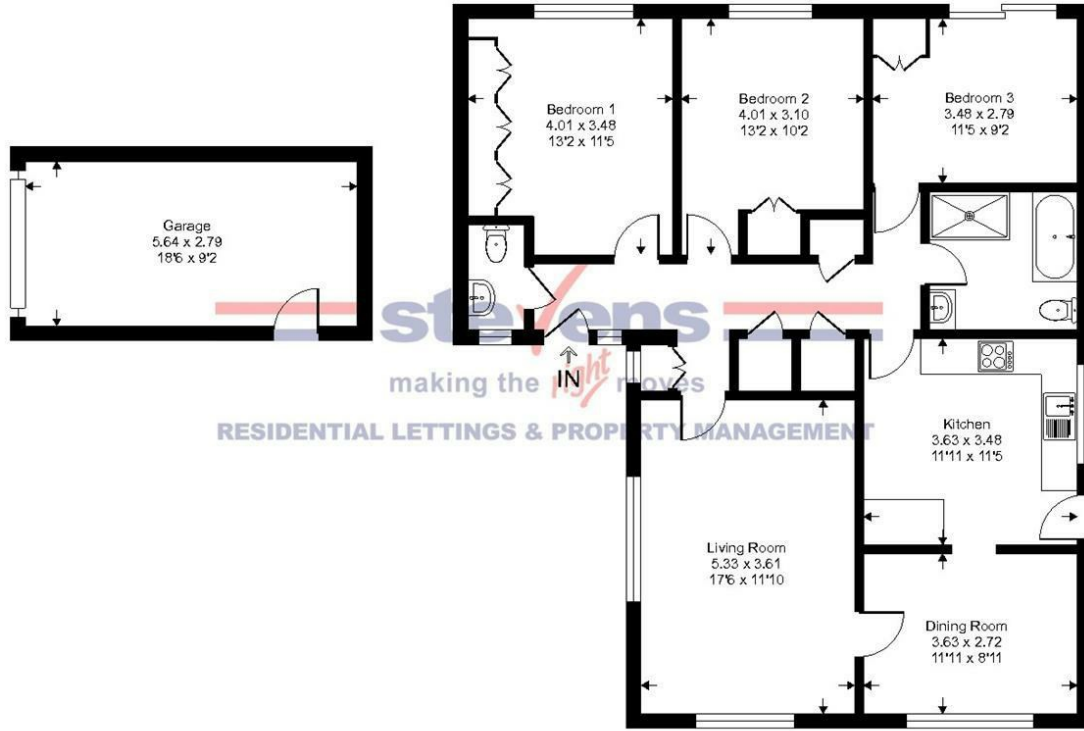






Squire Way, BN5

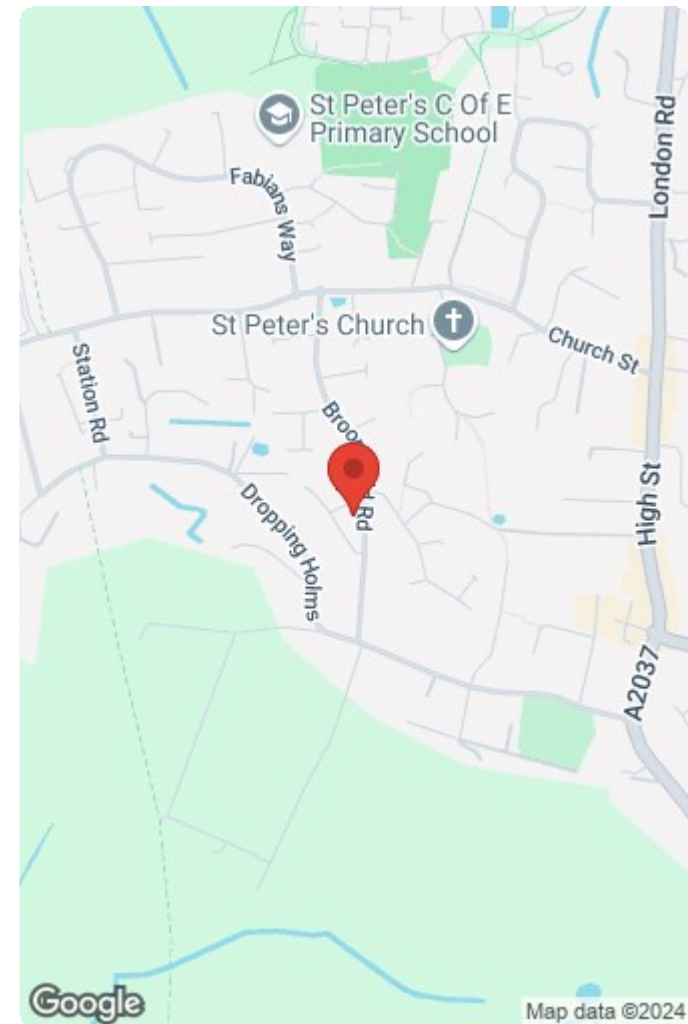
Approximate Gross Internal Area = 103.1 sq m / 1110 sq ft
 Approximate Garage Internal Area = 15.7 sq m / 170 sq ft
 Approximate Total Internal Area = 118.8 sq m / 1280 sq ft



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) A		
(81-91) B		82
(69-80) C	67	
(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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