



**74 Fletcher Way  
Henfield, West Sussex, BN5 9FR  
Guide Price £425,000 Freehold**

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ESTATE AGENTS



# A Well Presented Semi Detached Family House. The Property Benefits from a Private Driveway, Master Bedroom with En-Suite Shower Room & No-On Going Chain.

## Henfield

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, cloakroom and entrance hall leading to a modern fitted kitchen with breakfast bar and integrated, oven & hob, washing machine, fridge/freezer and dishwasher. Bright and spacious lounge diner with double French doors to the enclosed rear garden.

Upstairs there is a double bedroom with modern en-suite shower room and double wardrobes, second double bedroom and third single bedroom. Modern fitted family bathroom.

Outside there is an enclosed rear garden and a private driveway.

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

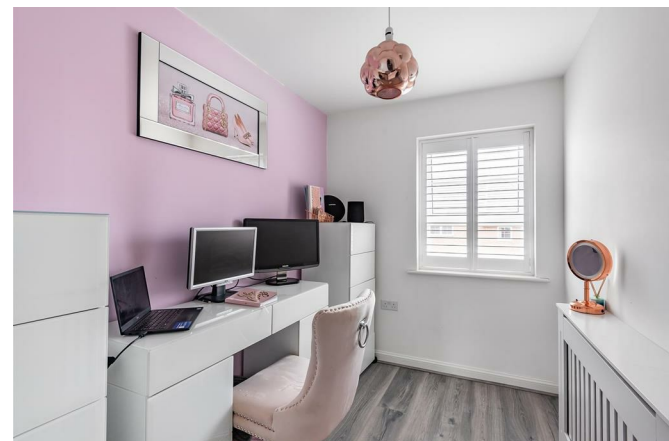
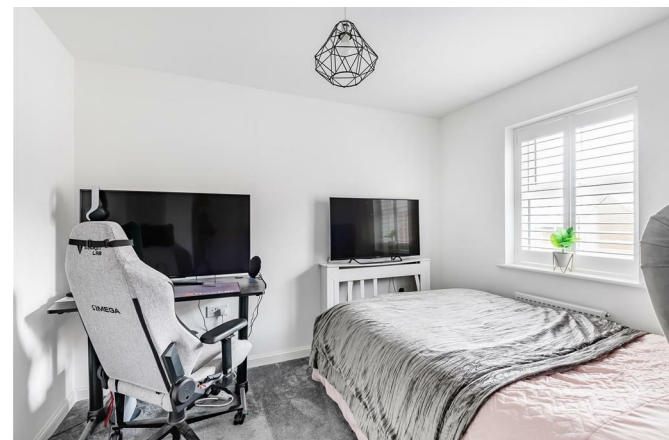
Council Tax Band D.

## Agents Note

There is a service charge payable to Chamonix Estate Management Company of £250.00 plus VAT Per Annum

## 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.



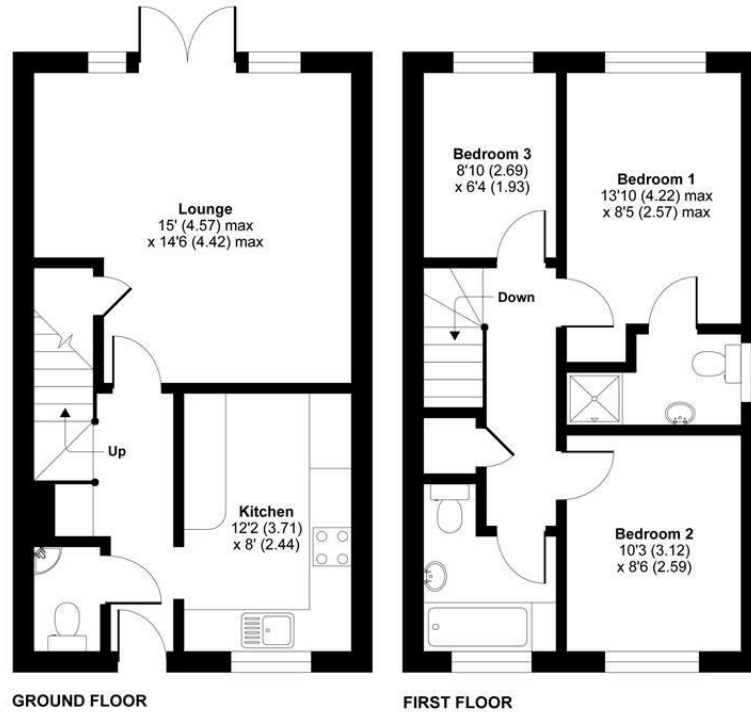




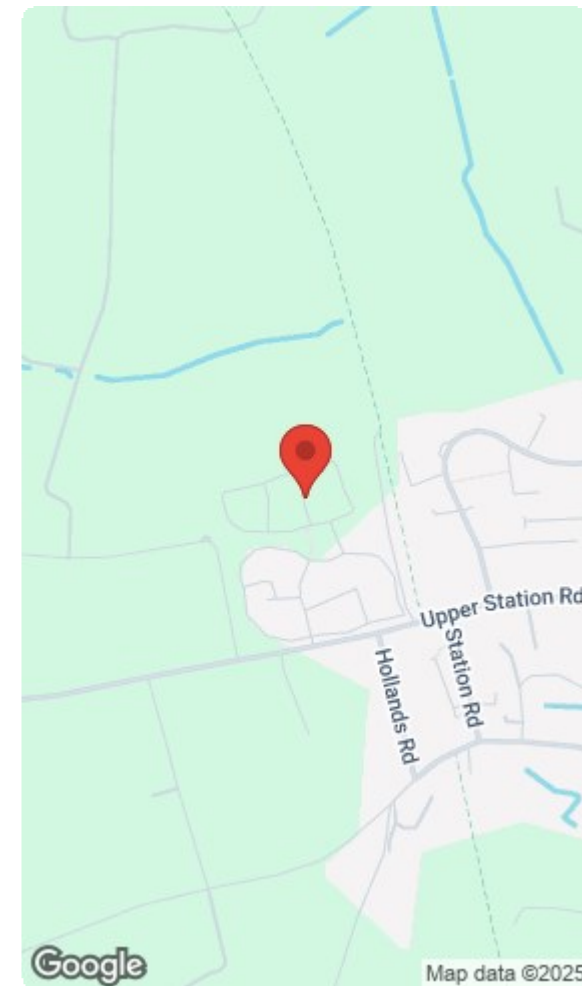
## Fletcher Way, Henfield, BN5

Approximate Area = 840 sq ft / 78 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2021. Produced for Stevens Estates. REF: 781239



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</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

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