



**16 Borrer Drive
Henfield, West Sussex, BN5 9FQ
Asking Price £525,000 Freehold**

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ESTATE AGENTS

A Newly Built and Well Presented Four-Bedroom Town House in a Popular Location in Henfield Village Close To Country Walks. The Property Benefits from a Large Principal Suite with En-Suite Shower Room Occupying the Entire Second Floor & Garage with Private Driveway.

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, entrance hall leading to the fully fitted modern kitchen with a range of integral appliances including oven, gas hob, dishwasher, washing machine and fridge/freezer. Extremely spacious Lounge/Dining Room with French doors to the enclosed rear garden. There is also a downstairs cloakroom and large under stairs storage cupboard.

On the first floor there is a large second bedroom, a third double bedroom, fourth single bedroom and a large family bathroom.

On the second floor is the large principal suite comprising of a large bedroom and a large modern fitted en-suite shower room. There is also a storage cupboard on the second-floor landing.

Outside there is a garage, private driveway and garage and small front garden. The rear garden is mostly laid to lawn with a small patio area and a personal door to the garage.

The property was built in 2018 and enjoys the remainder of the 10 Year NHBC Warranty. The property further benefits from neutral decoration throughout along with double glazing & gas central heating.

Agents Note – A maintenance charge of approximately £175.00 is paid every 6 months to First Port Management which covers the shared amenities on the development.

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.









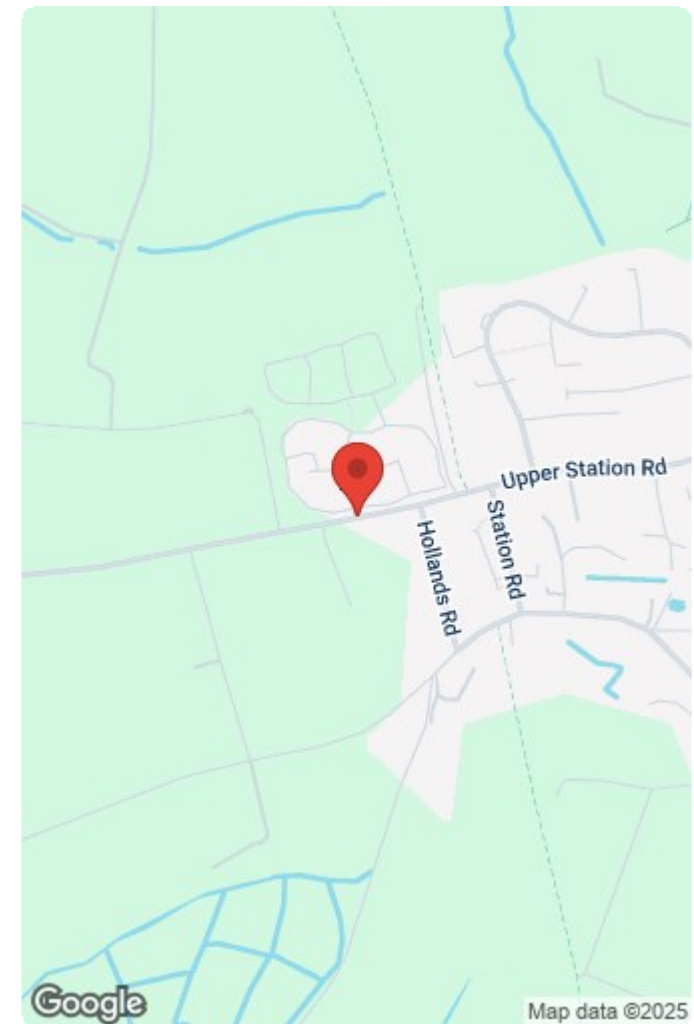
Borrer Drive, BN5

Approximate Gross Internal Area = 111.4 sq m / 1200 sq ft
Approximate Garage Internal Area = 17.4 sq m / 188 sq ft
Approximate Total Internal Area = 128.8 sq m / 1388 sq ft
(excludes restricted head height)



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		94
(81-91) B	86	
(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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