



**2 Furners Cottages, Furners Mead
Henfield, West Sussex BN5 9HL
Guide Price £339,950 Freehold**

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ESTATE AGENTS

A Deceptively Spacious Two Bedroom House Within Close Walking Distance to Henfield High Street. The Property comes with Two Allocated Parking Spaces.

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 and straight into the light and bright living room with stairs to the first floor. Fitted kitchen/diner with French doors opening onto the rear garden. Downstairs cloakroom.

Upstairs there are two large bedrooms both with in-built storage. Family bathroom with shower over bath.

Outside there is a front garden and enclosed rear garden with access from the walk way and French doors from the kitchen. Two allocated parking spaces.

Council Tax Band - C

Agents Note

A probate certificate has been applied for.

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.





Furners Cottages, BN5

Approximate Gross Internal Area = 64.2 sq m / 692 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) A		
(81-91) B		86
(69-80) C	71	
(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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