



**4 Deer Park**  
**Henfield, West Sussex, BN5 9JQ**  
**Guide Price £625,000 Freehold**

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ESTATE AGENTS



# **A Detached Well Presented Family House in a Sought After Location Benefitting from a Garage & Private Driveway, Master Bedroom with Ensuite Shower Room & Utility Room.**

## **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 property comprises of entrance, entrance hall, downstairs cloakroom, dining room looking over the front garden, and study. Light and bright living room with feature fireplace and French doors opening onto the conservatory. Fitted kitchen/breakfast room with space for table and chairs and access to the utility room with door to the garage. Large conservatory with French doors to the rear garden.

Stairs from the entrance hall rise to the first floor with master bedroom with ensuite shower room and double wardrobes, second double bedroom, third double bedroom with double fitted wardrobes and further fourth bedroom. Family bathroom.

Double width private driveway with sliding wooden gate leading to a single integral garage. Well laid out front garden with side access, mature plants, raised border, lawn. Enclosed rear garden with side access, patio area with space for table and chairs, mature plants and shrubs and lawn area.

The property further benefits from gas central heating and double glazing.

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.













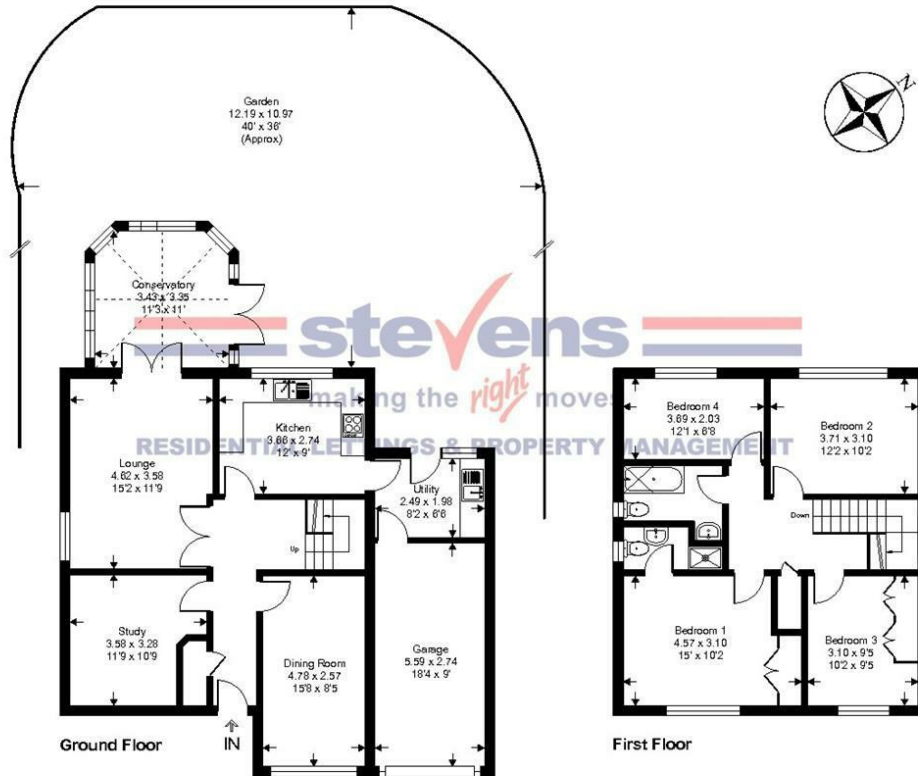


## Deerpark, Henfield, BN5

Approximate Gross Internal Area = 143.1 sq m / 1541 sq ft

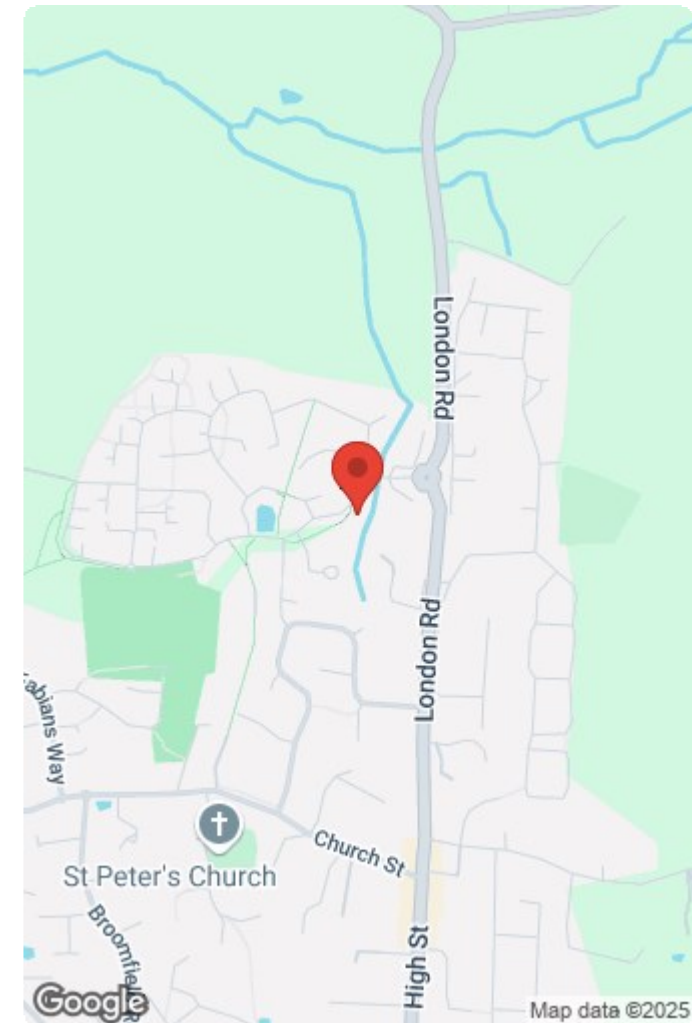
Approximate Garage Internal Area = 15.3 sq m / 165 sq ft

Approximate Total Internal Area = 158.4 sq m / 1706 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) <b>A</b>		
(81-91) <b>B</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		
	71	82
England & Wales		EU Directive 2002/91/EC

### Viewings by appointment only

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