



**11 Barn End
Henfield, West Sussex, BN5 9LD
Offers In Excess Of £315,000 Freehold**

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ESTATE AGENTS

A End of Terrace House Situated in a Quiet Cul-De-Sac within Easy Access to Henfield High Street and Country Walks, Benefitting from No-On Going Chain & Garage.

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 property is built of brick elevations relieved at first floor level by tile hanging under a pitched tiled roof and is complemented by gas fired central heating and double-glazing and is in need of certain modernisation and updating.

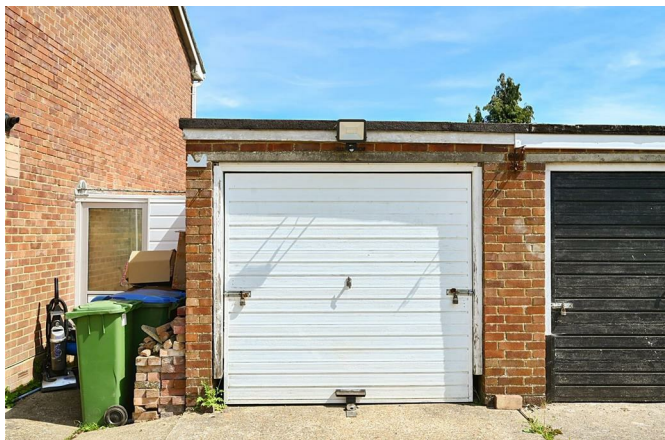
The accommodation is arranged over two floors comprising on the ground floor of entrance porch, entrance hall, cloakroom, kitchen. Sitting/dining room with sliding patio doors to the enclosed rear garden. Stairs from the sitting/dining room rise to the first floor landing with two bedrooms both with double sliding wardrobes and bathroom.

Outside is an open plan front garden and enclosed rear garden mostly laid to lawn with a small patio area. Lean-to, garage and private driveway situated next to the property.

Council Tax Band - D

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.



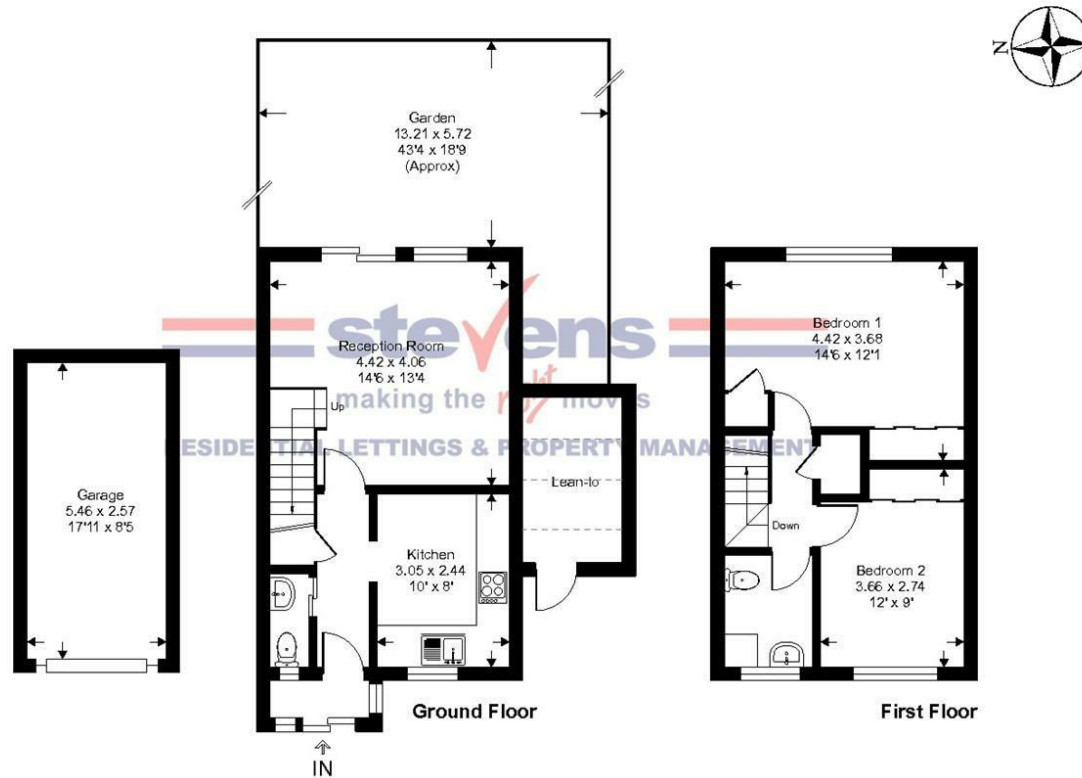


Barn End, BN5

Approximate Gross Internal Area = 67.8 sq m / 730 sq ft (excludes lean-to)

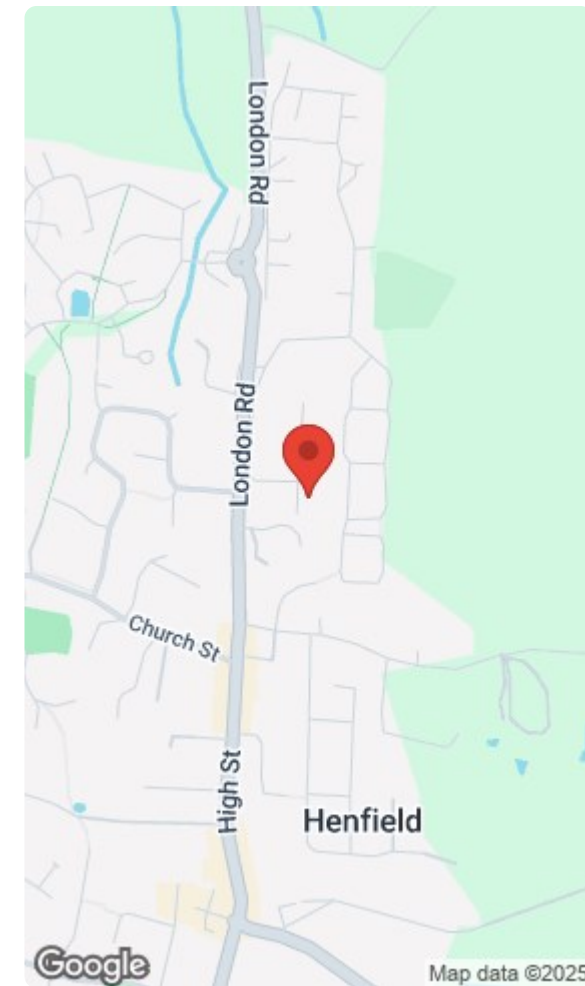
Approximate Garage Internal Area = 13.9 sq m / 150 sq ft

Approximate Total Internal Area = 81.7 sq m / 880 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		
(55-68) D	65	
(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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