



**16 Flower Farm Close
Henfield, West Sussex, BN5 9QA
Guide Price £515,000 Freehold**

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An Extremely Well Presented Two Bedroom Semi Detached Bungalow set on a Large Corner Plot Situated in a Quiet Residential Cul-De-Sac. The Property Benefits from a Large Driveway with Parking for Multiple Vehicles and a Well Landscaped Rear Garden.

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, large entrance hall leading to the bright and spacious living room. Modern fitted kitchen/breakfast room with access to the enclosed rear garden and full list of appliances. Bedroom one with double in-built wardrobes and bedroom two with further double in-built wardrobes and double doors to the rear garden. Modern fitted shower room with large fitted walk in shower.

Outside there is an extremely large private driveway which offers parking for multiple vehicles. A beautifully landscaped rear garden benefitting from a lovely patio area, Summer house, pagoda with further patio area. The remainder of the garden is mostly laid to lawn surrounded by mature shrubs and trees. There is also a large shed with two access points with power and light, ideal for storage.

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

Council Tax Band - D

Property Misdescription Act 1991

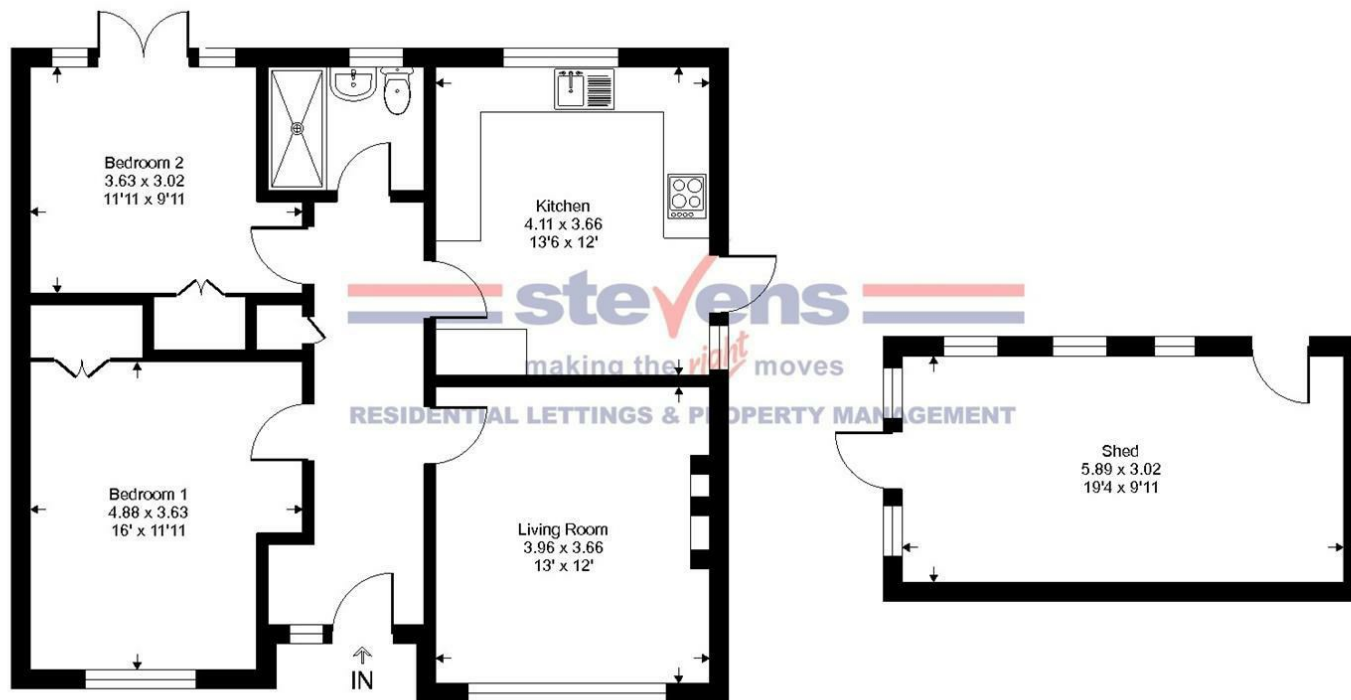
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Flower Farm Close, BN5

Approximate Gross Internal Area = 72.1 sq m / 777 sq ft
Approximate Outbuilding Internal Area = 17.7 sq m / 191 sq ft
Approximate Total Internal Area = 89.8 sq m / 968 sq ft



Ground Floor

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.

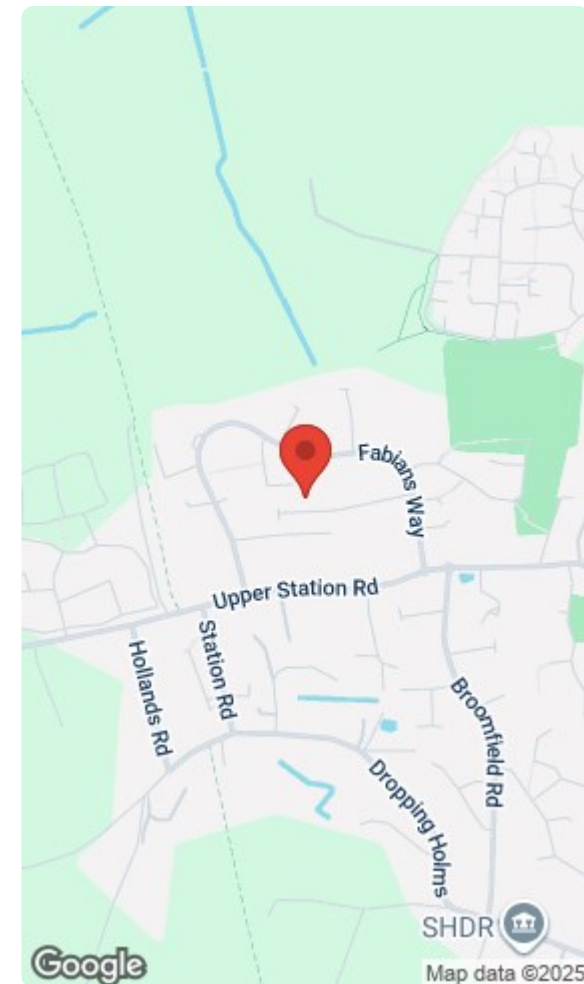
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Viewings by appointment only

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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