



**Oak Barn, High Street,
Henfield, West Sussex, BN5 9HP
Guide Price £460,000 Freehold**

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ESTATE AGENTS

A Rare Opportunity to Acquire an Oak Barn Built in 2013, Situated in the Heart of Henfield Village. The Property Further Benefits from Exposed Oak Beams & No On-Going Chain.

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 of entrance, with space and plumbing for a washing machine and tumble dryer and boiler, downstairs cloakroom. Large bright and spacious open plan kitchen, living, dining room with bi-fold doors onto the rear patio. The kitchen benefits from integrated appliances and breakfast bar, large dining and living room space all benefiting from exposed oak beams. The property further benefits from under-floor heating throughout the ground floor.

Stairs form the living room rise to the first floor to bedroom one and two. Bedroom one has floor to ceiling wardrobes and a shower, and bedroom two has hanging space in the eaves. A jack and gill bathroom can be accessed from both bedrooms with bath tub.

Outside, the property has a patio area and shed.

Council Tax Band - D

Property Misdescription Act 1991

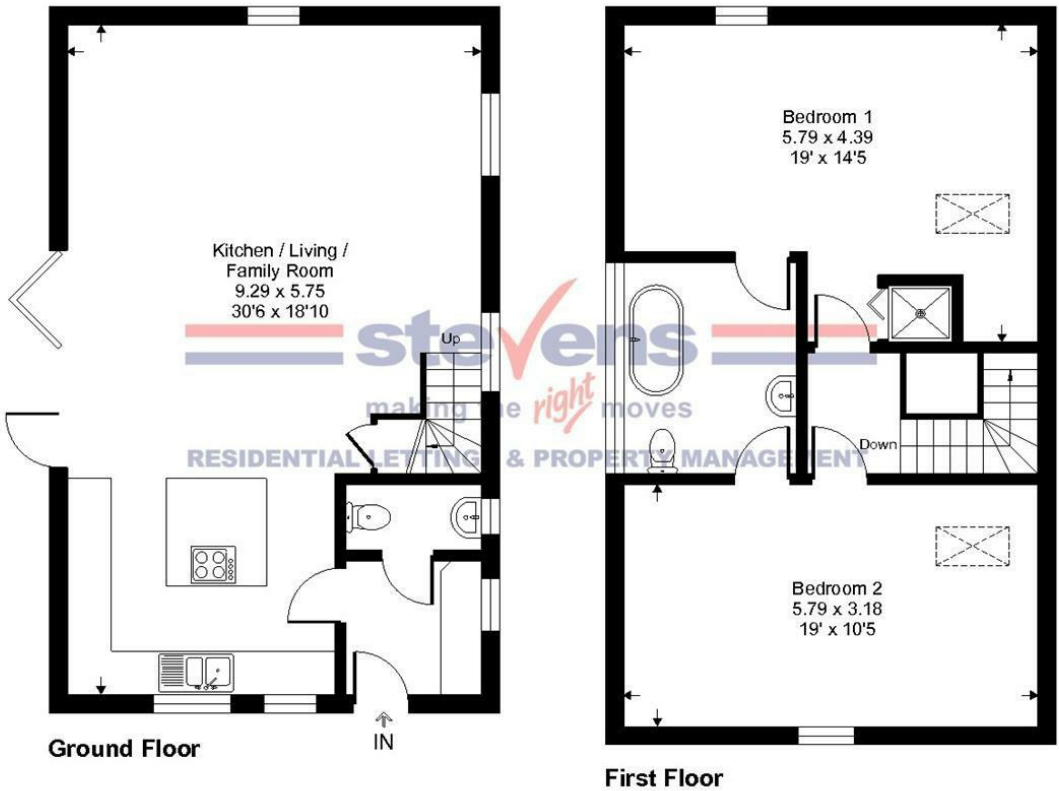
Although every effort has been taken in the production of these particulars, prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 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.





Highstreet, BN5

Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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