



**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 from 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 jill bathroom can be accessed from both bedrooms with bath tub.

Outside, the property has a patio area and shed.

Property Information

Council Tax Band D: £2337.20 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Street parking

Broadband: Standard 19 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

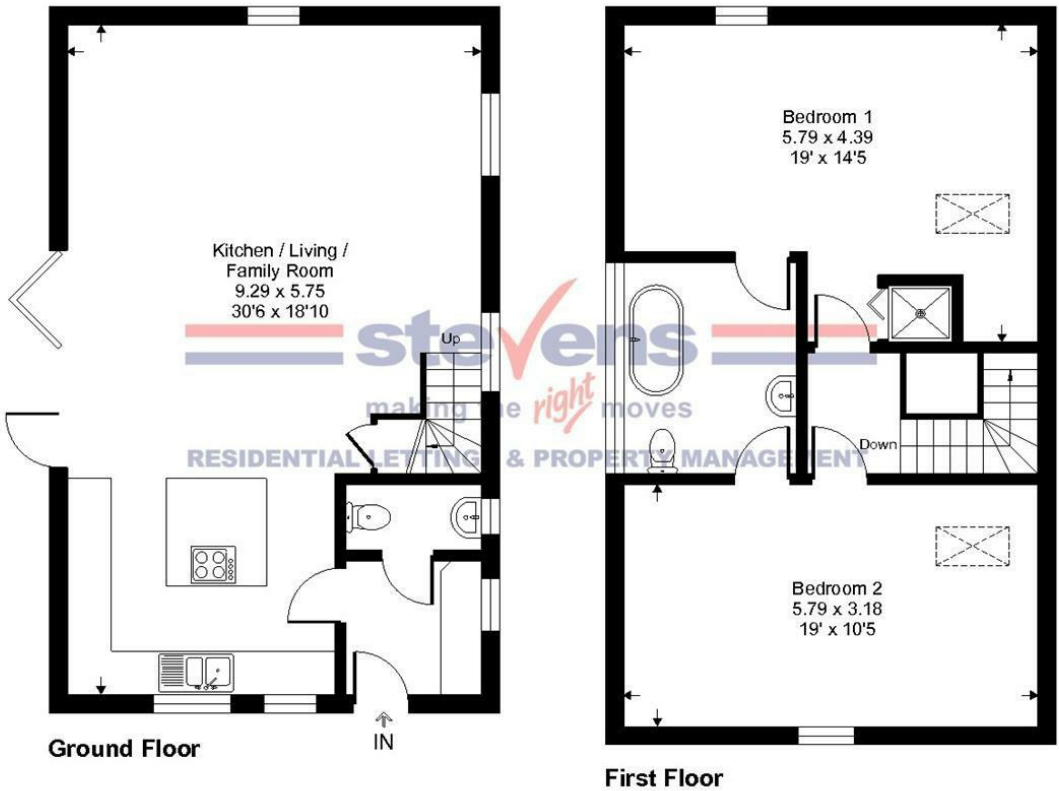
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 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	

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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