



**Daisycroft, Henfield Common North,
Henfield, West Sussex, BN5 9RL
Guide Price £895,000 Freehold**

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ESTATE AGENTS

A Fantastic Opportunity to Acquire a Detached Chalet Bungalow Situated in a Unique and Idyllic Position on Henfield Common North. Close to Henfield High Street, Scenic Country Walks & Benefits from 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 entrance, entrance porch and entrance hall with understairs storage cupboards. Light and bright double aspect living room and dining room with bay windows looking over the front garden. Fitted kitchen with space and plumbing for a dishwasher, cooker and hob and large storage cupboard, utility room with space and plumbing for a washing machine and under counter fridge and freezer. Off the utility room is the large conservatory with French doors onto the rear garden. Two bedrooms both with bay windows and a family bathroom with access from the hallway and bedroom two.

Stairs rise from the entrance hall to the first floor landing with door leading to a large and bright master bedroom with ensuite shower room and walk in wardrobe. There is also ample walk in eaves storage off the landing.

Outside there is a private driveway with parking for numerous vehicles leading to a double garage with personal door. There is extensive gardens and grounds which are beautifully maintained with an assortment of mature shrubs and flowers and a pond.

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

Council Tax Band - F

Agents Note

A Probate certificate has been applied for.

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.

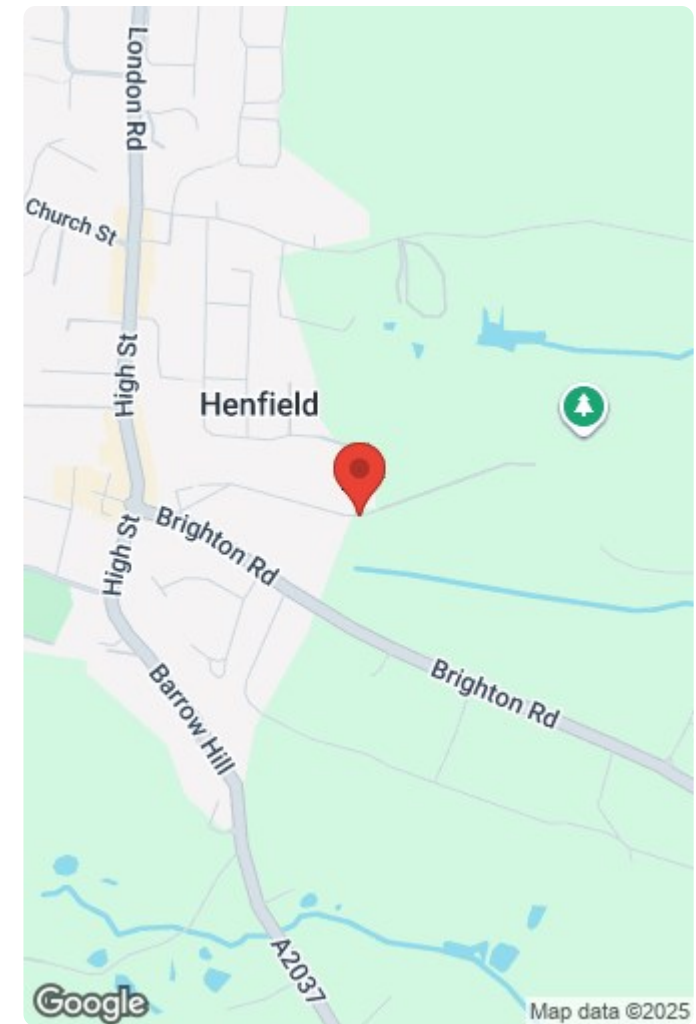
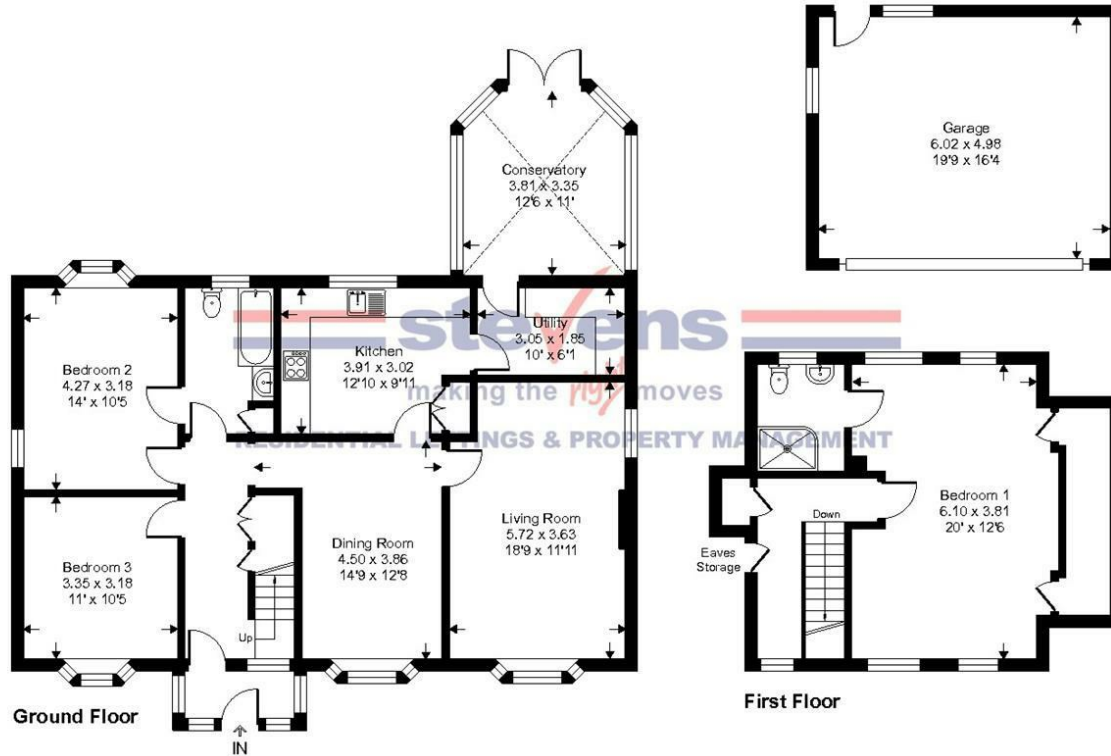






Daisy Croft, BN5

Approximate Gross Internal Area = 154.7 sq m / 1666 sq ft
 Approximate Garage Internal Area = 30 sq m / 323 sq ft
 Approximate Total Internal Area = 184.7 sq m / 1989 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		
(69-80) C		77
(55-68) D	55	
(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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