



**6 Borrer Drive  
Henfield, West Sussex, BN5 9FQ  
Guide Price £495,000 Freehold**

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ESTATE AGENTS



# **A Modern Four Bedroom Semi Detached Family House with Private Driveway, Garage and Close to Country Walks. The Property Further Benefits from a Loft Extension & Enclosed 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, entrance hall leading to the modern fitted kitchen with integrated oven & gas hob and space for large fridge/freezer, washing machine and dishwasher which are included in the sale. Bright & spacious lounge/diner with French doors opening to the enclosed rear garden. Downstairs cloakroom, two large storage cupboards. The ground floor benefits from engineered oak flooring.

Stairs from the hallway rise to the first floor where there is a large double bedroom with over head cupboards and ensuite shower room, second double bedroom, third single bedroom which is currently being used a study and modern fitted family bathroom.

Stairs rise to the second floor to the master suite. The master ensuite is currently unfinished as the shower only has the shower tray.

Outside there is a private driveway and attached garage. Enclosed rear garden with patio, lawn and decked area and personal door to garage and power to the rear garden.

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

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.







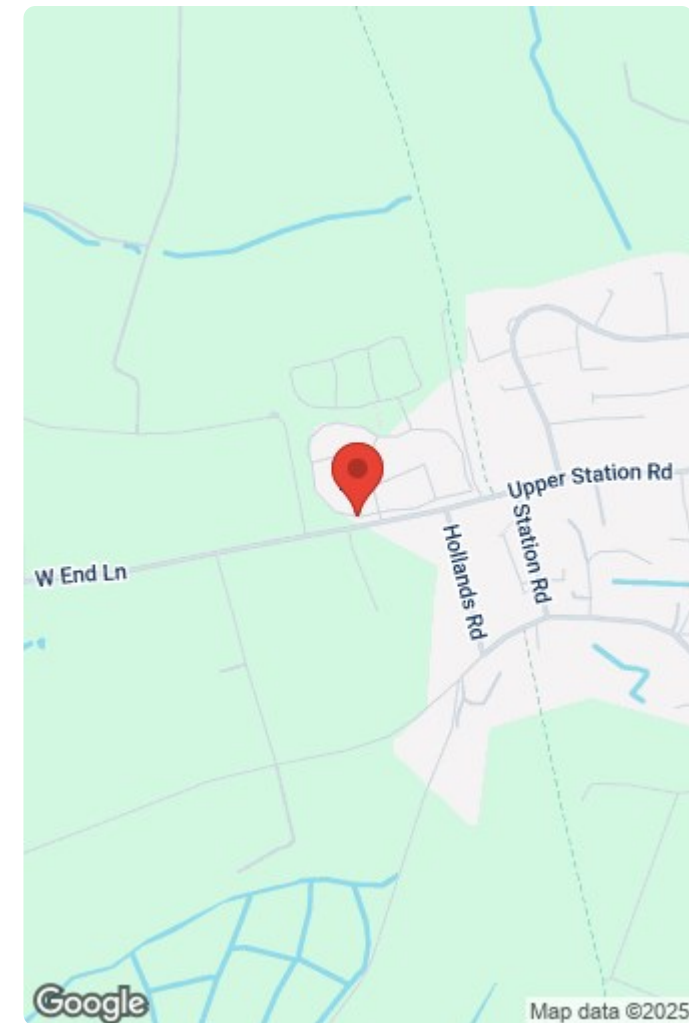
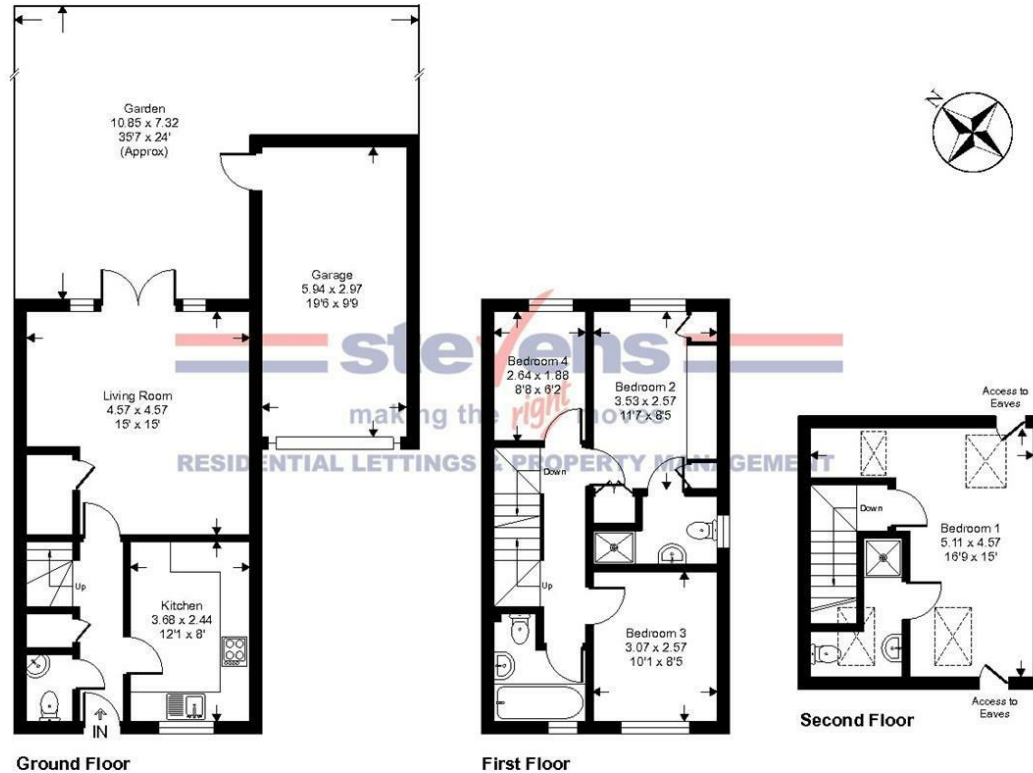






## Borrer Drive, BN6

Approximate Gross Internal Area = 109.9 sq m / 1183 sq ft  
Approximate Garage Internal Area = 17.6 sq m / 190 sq ft  
Approximate Total Internal Area = 127.5 sq m / 1373 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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

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