



**10 Deer Park
Henfield, West Sussex, BN5 9JQ
Guide Price £575,000 Freehold**

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ESTATE AGENTS

A Well Presented Attractive Family House Situated on a Quiet Development with Enclosed Garden and Garage situated in a Good Residential Area Close to Country Walks & the Downs Link.

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

This immaculate property is built of brick elevations under a pitched roof complemented by double glazing and gas fired central heating and also benefits from high ceilings. The accommodation is arranged over two floors comprising on the ground floor, entrance hall, cloakroom, modern fitted kitchen/dining room with French doors onto a enclosed rear garden and spacious lounge also with French doors opening onto the enclosed rear garden.

Stairs from the entrance hall rise to the first floor landing with doors to master bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Outside is a small front garden with white picket fence. Side access to the pretty well stocked enclosed part walled rear garden with patio area and garden shed. To the left of the property is an attached canopy leading to a small compound of three brick built garages and the centre garage with up and over door belongs to this property.

Council Tax Band - E

Agents Note

A probate certificate has been applied for and acknowledged.

Property Misdescription Act 1991

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

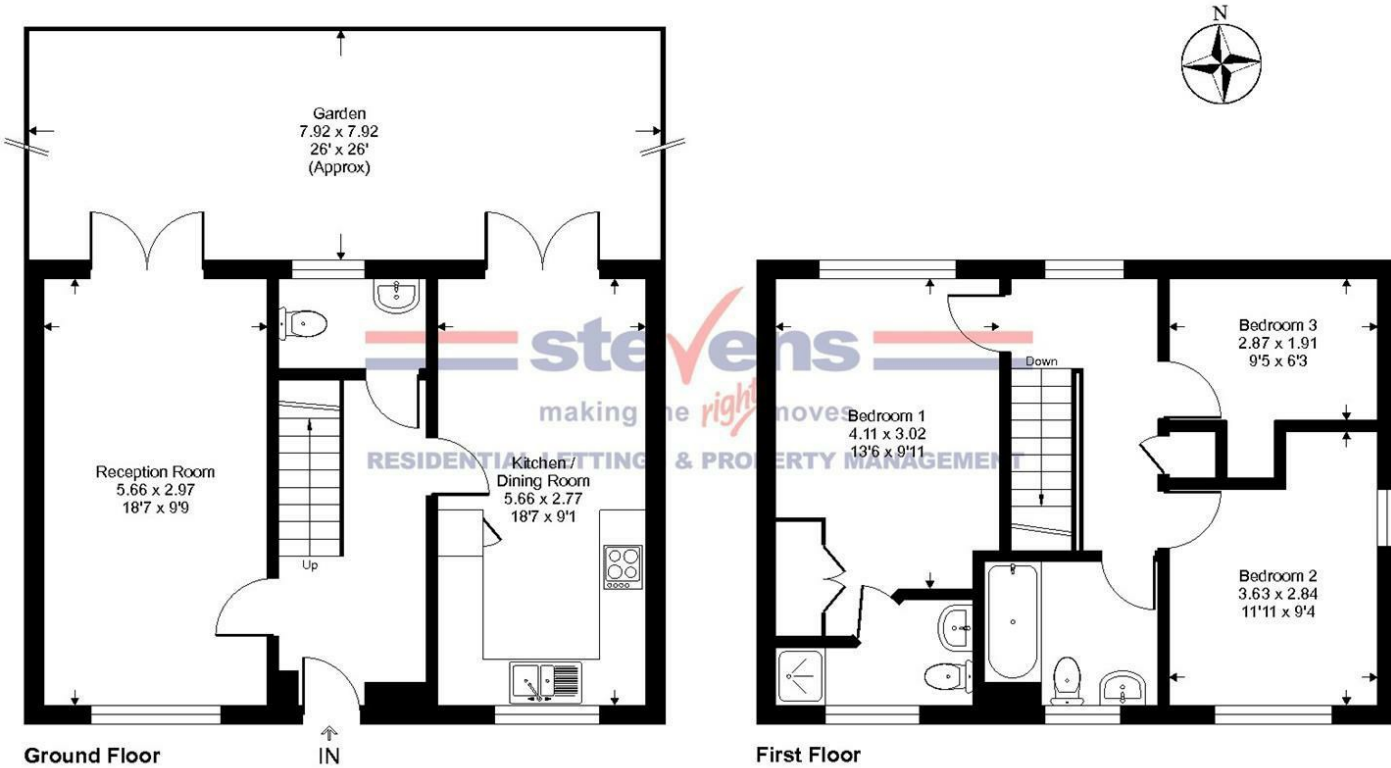
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.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







Deerpark, BN5
 Approximate Gross Internal Area = 91 sq m / 976 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		87
(81-91) B	75	
(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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