



**1 Ganders Close, Station Road  
Henfield, West Sussex, BN5 9US  
Guide Price £350,000 Freehold**

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ESTATE AGENTS



# An End of Terrace House Situated in a cul-de-sac on the Western Side of Henfield Village Close to Country Walks & Benefitting from an Enclosed Rear Garden & Private Driveway.

## 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 is arranged over two floors comprising of entrance, entrance porch leading to light and bright living room with stairs to the first floor. Door to the fitted kitchen/diner with sliding patio doors to the enclosed rear garden.

Stairs from the living room rise to the first floor landing, bedroom one with fitted wardrobe and cupboards over bed and a further two bedrooms. Family bathroom with shower over bath.

To the front of the property is a small gravelled area and private driveway with parking for two vehicles. The rear garden benefits from side access at the front and at the rear. Patio area with pergola and lawn area.

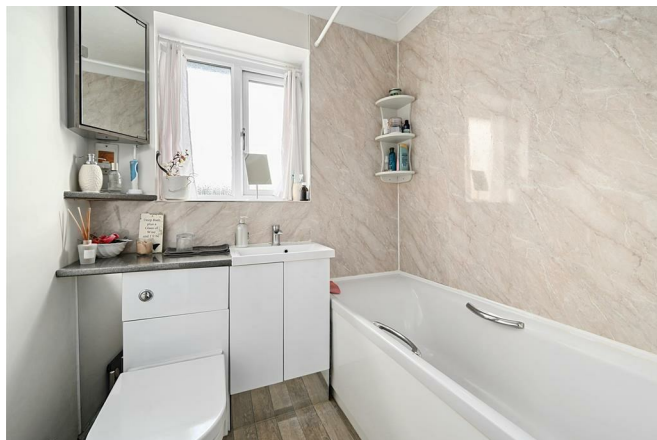
Council Tax Band - C

## Agents Note

Any perspective purchaser should be aware that the property owns a share of the private road and would be liable for a proportion of the repair, however the current owner has been there for 30 years and has not been asked to contribute anything.

## 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.



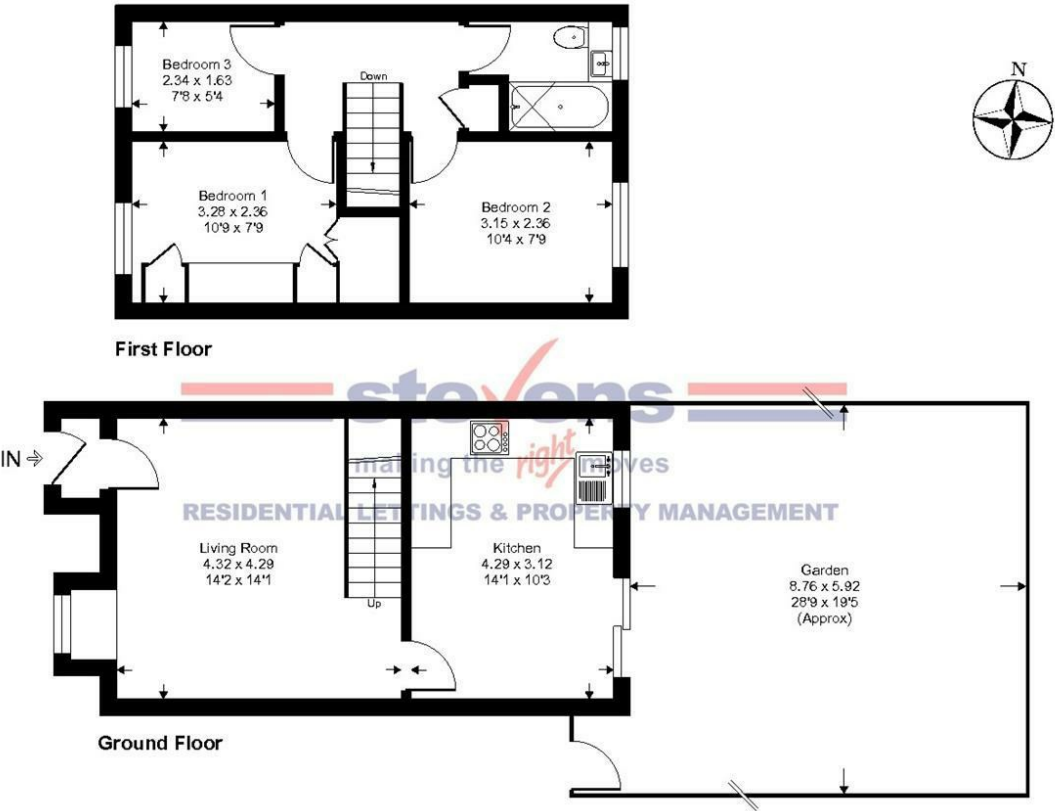






Ganders Close, BN5

Approximate Gross Internal Area = 65.8 sq m / 709 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>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</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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