



Staples Barn, Henfield, West Sussex, BN5 9PN



woodlands



Brought to the market vacant, with no onward chain, this three bedroom semi detached house is nestled in the sought-after village of Henfield. The property is within walking distance to the high street with an excellent range of local independent shops and amenities, a small Sainsburys local supermarket, and with direct bus links to Horsham and Brighton, the location is the perfect blend of convenience but within an attractive village setting.

The property requires updating and offers excellent scope for the new owners to put their own stamp on décor. Set back from the road with attractive green space to the front, a front garden and path leads to the front door.

A small entrance hall leads to a dual aspect living/dining room with a door leading into the kitchen with pantry cupboard and door to rear garden. Off the kitchen is a useful utility room with large cupboard and return door to the entrance hall.

From the hallway, stairs lead to the first floor with three bedrooms - with the principal bedroom being particularly spacious, and finally a family bathroom with separate w.c completes the internal accommodation.

Outside, to the rear is a private enclosed garden, mostly laid to lawn.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

EXTERNAL CUPBOARD

FRONT DOOR TO:

ENTRANCE HALL 6'06" x 3'03" (1.98m x 0.99m)

LIVING/DINING ROOM 12'0" x 22'09" (3.66m x 6.93m)

KITCHEN 10'09" x 7'10" (3.28m x 2.39m)

UTILITY ROOM 6'0" x 8'10" (1.83m x 2.69m)

PANTRY CUPBOARD 2'09" x 3'10" (0.84m x 1.17m)

FIRST FLOOR

LANDING

BEDROOM 13'02" x 11'02" (4.01m x 3.40m)

BEDROOM 11'09" x 9'11" (3.58m x 3.02m)

BEDROOM 6'01" x 11'02" (1.85m x 3.40m)

SHOWER ROOM 4'10" x 5'06" (1.47m x 1.68m)

SEPARATE W.C 2'07" x 5'11" (0.79m x 1.80m)

OUTSIDE

FRONT GARDEN

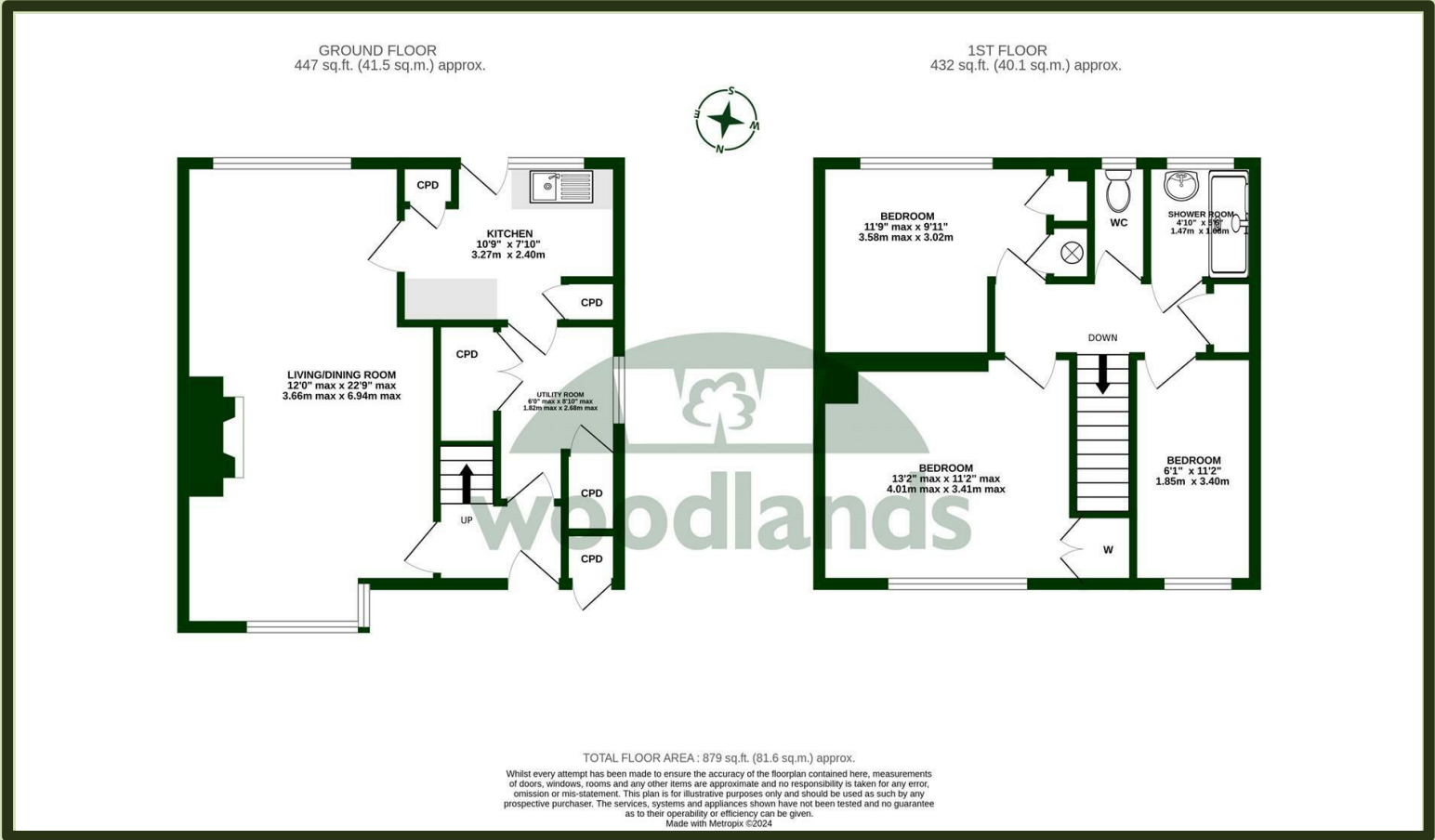
REAR GARDEN

NO ONWARD CHAIN

GROUNDS MAINTENANCE CHARGE: £125.19 PER ANNUM



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LOCATION: Henfield is a picturesque village set in the stunning countryside at the foot of the South Downs National Park, just a short distance from the city of Brighton and the popular market town of Horsham. Henfield village centre offers a range of local amenities including a post office, butchers, bakers, pharmacy and convenience stores, as well as a selection of highly regarded restaurants and pubs. The area is well known for its strong sense of community, with a range of social events throughout the year, including the popular Henfield Festival of Gardens and Arts. The South Downs National Park is just a stone's throw away, offering miles of beautiful walks and cycle paths with breath taking views of the surrounding countryside. There are excellent transport links offering easy access from both the A23 and A24, providing quick and convenient access to the major towns and cities in the area, including Brighton, Horsham, and Chichester. For those looking to travel further afield, Gatwick Airport is just a short drive away, making it an ideal location for those who frequently travel for business or leisure.

COUNCIL TAX: Band C.

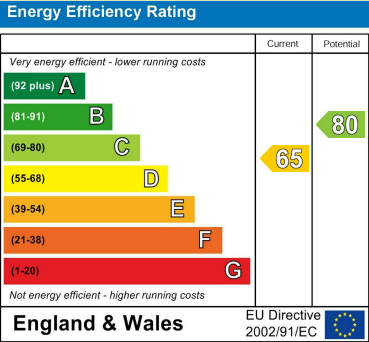
EPC Rating: D.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.