

6 Park Road,
Henfield, West Sussex, BN5 9DS
Price £450,000 Freehold

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A Delightful Edwardian End of Terrace Home, Located just off of Henfield High Street with Two Double Bedrooms and No-Onward Chain.

Henfield
Henfield High Street is bustling with activity, featuring both artisan and boutique shops that offer a variety of local produce as well as items from further afield. Popular cafes and tea rooms, such as Relish, Post House Café, Cristina's, Partage, and AbiliTea, are always well-loved by visitors. For grocery shopping, Sainsbury's Local and One Stop are convenient options. If you're looking for a wider selection, Holmbush in Shoreham and Burgess Hill offer larger superstores. For those who prefer locally sourced produce, Swains Farm Shop is a real treat. Additionally, the Stagecoach bus service connects residents to nearby towns, including Horsham and the city of Brighton, which provide more extensive shopping and leisure options.

Description
Running off Henfield High Street is Park Road, a no-through Private Road with only 14 properties. This delightful property is part of a run of Edwardian terraces, is located at the end of the run and is offered for Sale with no onward Chain.

Character is in abundance as you enter the bright and spacious, double aspect lounge/diner. The room centres around a feature brick-built fireplace and currently houses a large L-shaped sofa and Dining Table & chairs. Whilst various updates have been made, such as double glazing, the property retains much of its original charm, as it is in a sash window style. This area then flows into a larger galley-style kitchen, with an abundance of high & low mounted storage and work surfaces hiding all essential white goods within the fitted kitchen. To the rear of the property, a further area could be used as an office or dedicated dining space, whilst also allowing access to the rear garden.

Stairs rise to the first floor where both of the bedrooms are to be found; both feature beautiful original fireplaces and are considered doubles. The main bedroom itself has space for wardrobes either side of the chimney breast. At the end of the hall there is a full family bathroom, with tiled walls in neutral tones.

Outside, the garden is primarily laid to lawn with mature borders adding a splash of colour along the way. At the end of the garden there is a timber Summer House - a lovely spot to relax & retreat!

In our opinion early viewing is deemed essential to appreciate the character & condition of this delightful Edwardian home!

Property Information
Council Tax Band D: £2,499.62 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Allocated Parking Space
Broadband: Standard 20 Mbps, Superfast 80 Mbps (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

NB - The property will be sold with the benefit of the road ownership. (From the beginning of the Terraces on Park Road, leading through Park Walk the to to the gates at Cagefoot Lane)
There is a tradesman's walk running across the rear of the terraced properties allowing access.
In accordance with the Estate Agency Act 1979 section 21 (Connected Person), we would like to advise any potential purchaser that the seller of this property is employed at Stevens Estate Agents.

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.













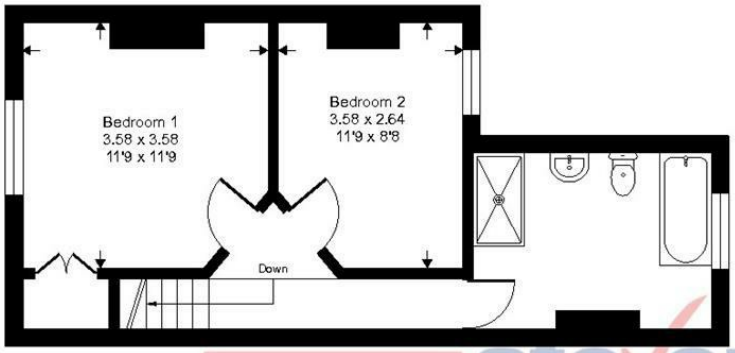




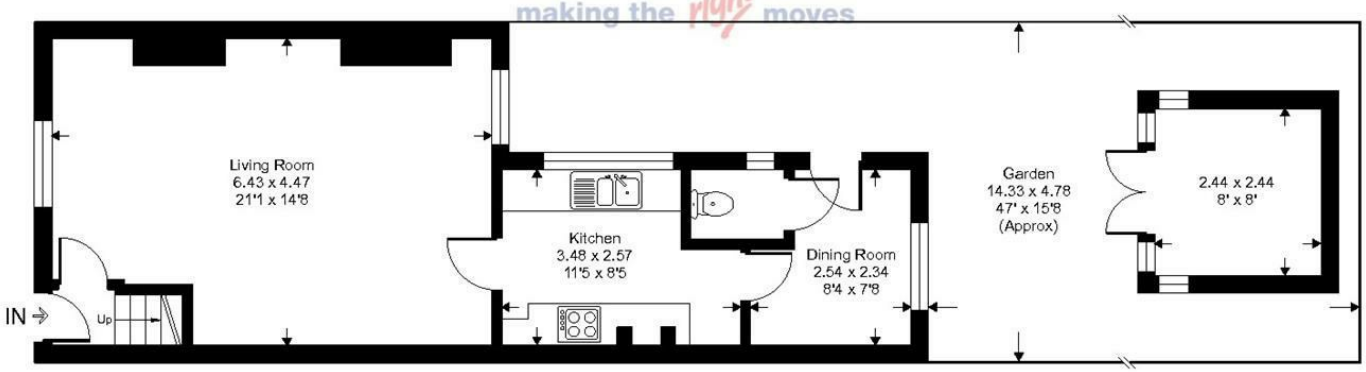


Park Road, BN5

Approximate Gross Internal Area = 82.4 sq m / 887 sq ft
Approximate Outbuilding Internal Area = 5.9 sq m / 64 sq ft
Approximate Total Internal Area = 88.3 sq m / 951 sq ft



First Floor



Ground Floor

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		80
(69-80) C		
(55-68) D		
(39-54) E	56	
(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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