



**10 Hollands Road,  
Henfield, West Sussex, BN5 9UJ  
Guide Price £425,000 Freehold**

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ESTATE AGENTS

# A Three Bedroom Semi-Detached Family Home with a Private Driveway, Set Back from the Road & Near the Downlink. The Property Benefits from a Large Conservatory and Mainly Laid to Lawn Large 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

Stevens are pleased to present this semi-detached family home, located on the edge of Henfield and close to the Downlink, which offers pleasant rural walks. The property features a large rear garden and ample private parking.

This attractive red brick home is in good condition, with flat plastered ceilings and neutral tones throughout.

Upon entering, you'll find a spacious layout consisting of an entrance hall, a cloakroom, and a sitting room that includes a feature log-burning stove. This area leads to a large double-glazed conservatory, currently used as both a dining space and an additional reception area. The kitchen/breakfast room has a more rustic feel and offers views of the rear garden.

Conveniently, all three good-sized bedrooms are located on the first floor, along with the family bathroom.

Outside, the front of the property offers private off-street parking for at least two vehicles. The back garden is primarily laid to lawn, featuring raised borders on both sides & a decked sun terrace in the rear section.

Early viewing is essential to fully appreciate what this family home has to offer!

## Property Information

Council Tax Band C: £2,114.66

Utilities: Mains Gas & Electric. Mains water and sewerage

Parking: Private Driveway

Broadband: (OFCOM checker) Standard 15 Mbps, Superfast 65 Mbps, Ultrafast 1000 Mbps

Mobile: (OFCOM checker) Good coverage

## Property Misdescription Act 1991

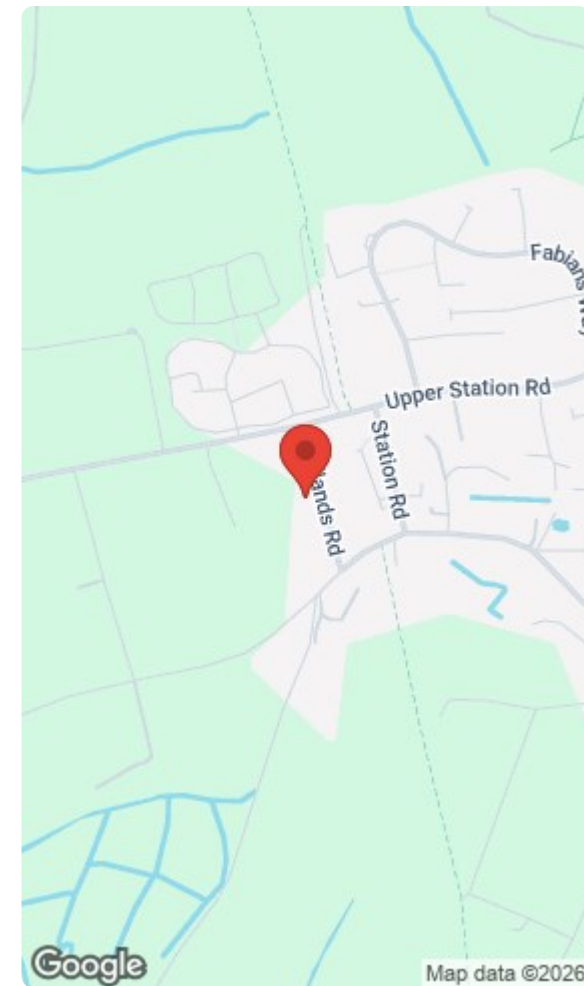
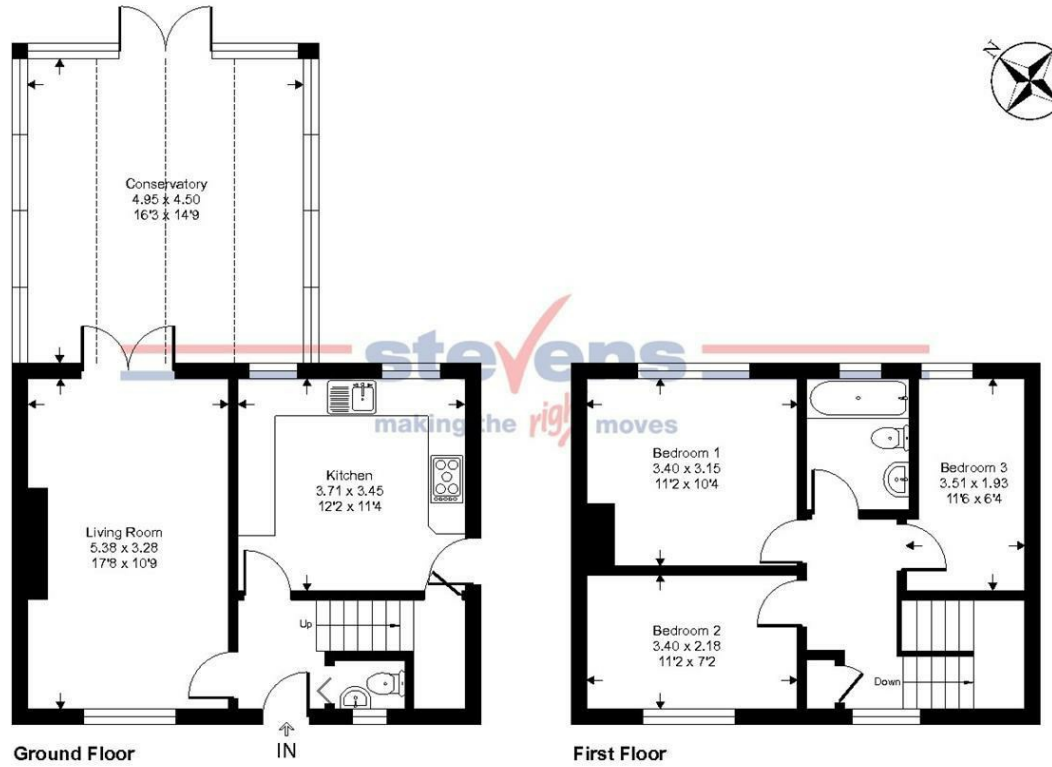
Although every effort has been taken in the production of these particulars, prospective purchasers should note:

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.





**Hollands Road, BN5**  
 Approximate Gross Internal Area = 100.3 sq m / 1080 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>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Viewings by appointment only**

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England & Wales

EU Directive 2002/91/EC