



**JAMES & JAMES**  
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20 Hollands Road

, Henfield, BN5 9UJ

Guide price £350,000

Freehold Council Tax Band C



Offered to the market with no onward chain, this three-bedroom semi-detached family home presents a rare opportunity for those looking to put their own stamp on their next property.

In need of complete modernisation throughout, the home occupies a generous plot with fantastic scope for extension or redevelopment, subject to the usual planning consents.

Located on Hollands Road, to the west end of Henfield village, the property is ideally positioned within easy reach of local amenities, well-regarded schools, countryside walks, and commuter links.

The accommodation on the ground floor consists of a spacious double aspect living room, kitchen and the family bathroom.

To the first floor there are three generous size bedrooms.

Outside, the property benefits from front, side and rear gardens, offering excellent potential for further enhancement. The rear garden is a particular feature being West facing, prime for catching the afternoon and evening sun.

This is a wonderful opportunity for families, developers, or investors to transform a well-located property into a dream home in one of West Sussex's most desirable village settings.

### Entrance Hall





Lounge  
17'1 x 10'7 (5.21m x 3.23m)

Kitchen  
11'2 x 7'7 (3.40m x 2.31m)

Bathroom

First Floor Landing

Bedroom One  
13'11 x 10'1 (4.24m x 3.07m)

Bedroom Two  
11'3 x 8'1 (3.43m x 2.46m)

Bedroom Three  
10'10 x 6'10 (3.30m x 2.08m)

West Facing Rear Garden

Private Drive

## Floor Plan



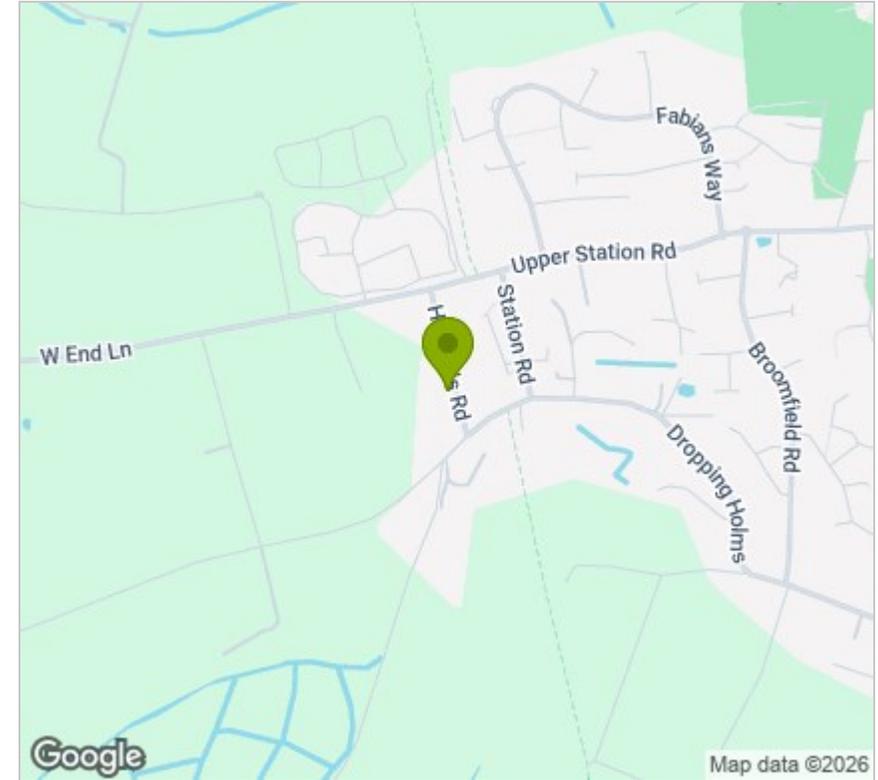
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

