

Lettings



71 | Meadow Drive | Henfield | West Sussex | BN5 9FG

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £1,850 - Per calendar month



- Three bedroom mid terrace house
- EPC: C | Council Tax: D | Deposit: £2,134.00
- Very well presented throughout
- Modern fitted kitchen and bathroom
- En-Suite to master bedroom, family bathroom & downstairs cloakroom
- Lawned rear garden
- Parking space

Description

A very well presented and spacious three bedroom mid terrace house situated in a pleasant road on the north of the village, and close to open countryside and walks. Offering light and airy accommodation, including living room with dining area and French doors to garden, kitchen, cloakroom, master bedroom with en-suite, two further bedrooms and a family bathroom. Parking space, and rear garden laid to lawn. The property is conveniently situated for the medical centre, leisure centre, St Peter's Primary School and the High Street.

Location

The High Street has a wealth of local shops, trades and services and the village has a thriving community with many varied events taking place throughout the year and with facilities including a health and sports centre, primary school, library and churches of most denominations. In addition, there are many varied countryside walks very close-by. Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick. The coastal town of Brighton is approximately 9 miles (sea front) to the South-East and Horsham is approximately 11 miles to the North. Both offer an excellent range of shops, trades, services and entertainment facilities. Henfield is situated between the A24 (approximately 5 miles to the North-West) and the A23 (approximately 4 miles to the East) both of which give good access to the major routes in the area including the M23/M25 and national motorway network.

Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band D.



3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Particulars prepared:** April 2026 (Miss Julie Langmaid MARLA)
5. **Property Reference:** HJB00768

Directions

From our offices in the High Street, proceed north and upon leaving the village, at the roundabout, turn left into Deer Park. Turn left again, continue to the roundabout and Meadow Drive is on the right hand side.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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Find us @H.J.Burt

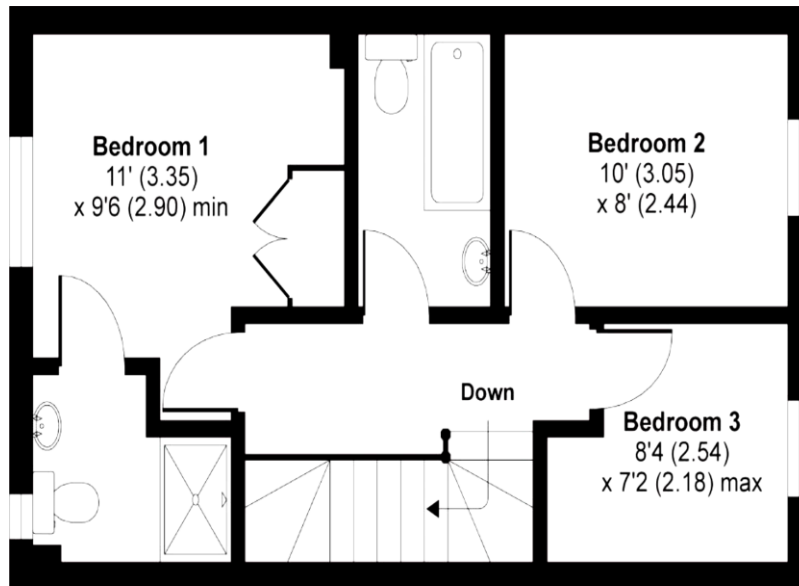


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.





GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		