



**9 Stag Close  
Henfield, West Sussex BN5 9HG  
Asking Price £499,950 Freehold**

**stevens**  
making the *right* moves  
ESTATE AGENTS

# A Detached Three Bedroom Family Home, Offered For Sale with No-Onward Chain and Ready to Move In! Featuring Two Further Receptions, Garage, Parking and a Wide Lawned Private 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 delighted to offer for Sale, this Chain-Free Detached, Three Bedroom Family Home. Located just off Henfield Village High Street this is one property not to be missed!

Accessed behind a neatly kept privet hedge, the property is spacious and offers flexibility throughout. Once inside, it flows in two directions, to the left a large lounge dining space with French doors leading out to the rear garden. To the right, the Kitchen also overlooks the back and is adjacent to a separate study/playroom that could be used as a dining space or potentially another bedroom as many others have done in the area.

Stairs rise to the first floor where conveniently all three bedrooms are found, all of these are considered doubles whilst the main bedroom has both built in storage and an en-suite!

Other points worthy of a mention are an additional ground floor W/C, Garage and private parking found to the side of the property, whilst a wide, mainly laid to lawn rear garden has been fenced offering both security and privacy.

There is an abundance of parking outside and this is further enhanced with the property being found toward the end of the Close.

In our opinion early viewing is deemed essential - Please call Stevens today to arrange your internal appointment!

Council Tax Band - E

## Property Information

Council Tax Band E: £2907.67 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage & Private Driveway

Broadband: Standard 17 Mbps, Superfast 64 Mbps, Ultrafast 1800 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

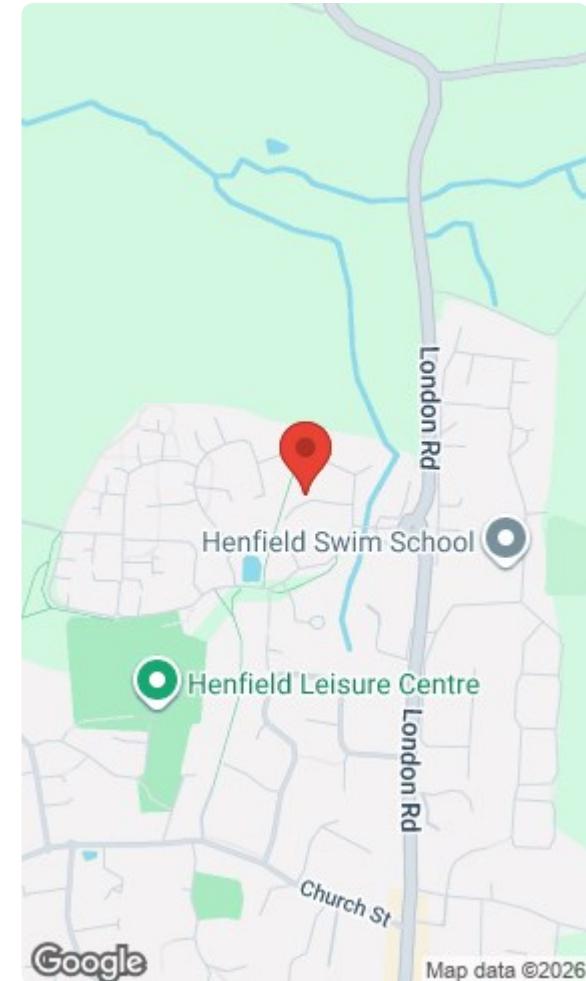
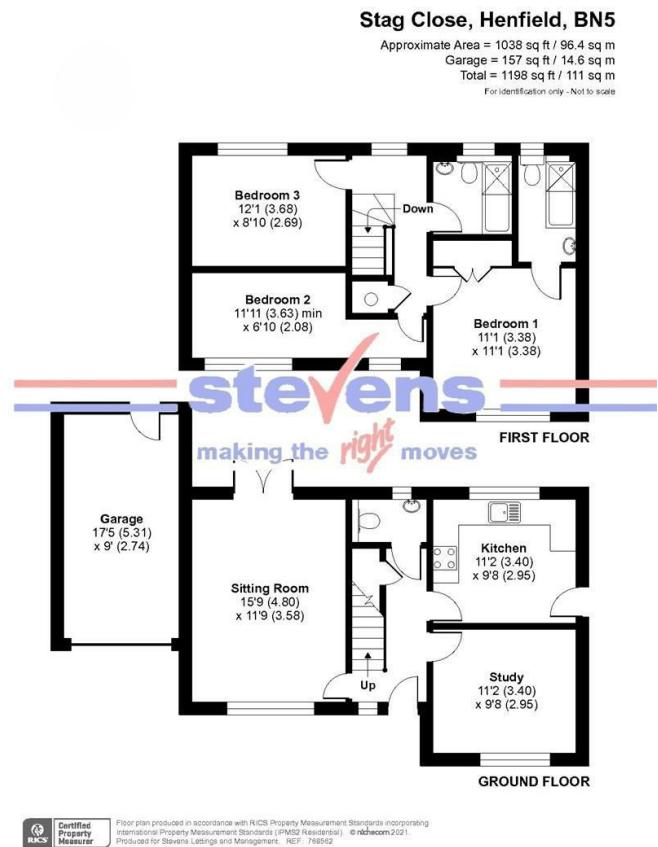
## Property Misdescription Act 1991

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.







### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 | 84      |           |
| (81-91) B                                   |         | 69        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

### Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

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