



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

H.J. BURT
Chartered Surveyors : Estate Agents

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Guide Price: £399,950 | Freehold



- Three-bedroom mid terrace house.
- Very well presented throughout
- Modern fitted kitchen and bathroom
- En-Suite to master bedroom, family bathroom & downstairs cloakroom
- Lawned rear garden
- Garage & parking space

Description

A well-presented three-bedroom mid terrace house with uPVC double glazing throughout, built by Charles Church in 2013 and situated in a pleasant road on the north side of the village, close to open countryside and walks. The property is conveniently situated for the medical centre, leisure centre, St Peter's Primary School and the High Street. Offering light and airy accommodation, that includes cloakroom, living room with dining area, kitchen, bedroom with en-suite, two further bedrooms and a bathroom. Outside is a garage and parking, and rear garden laid to lawn. An internal inspection is highly recommended.

The property is approached via a white wooden picket fence and gate leading to the front door. Entrance Hall, door to Cloakroom with close coupled WC, wash hand basin. Door to Kitchen with modern range of white gloss fitted cupboards and matching cabinets over, work surfaces, fitted oven with hob and extractor over, space for washing machine, space for dishwasher. Window to front. From the Hall, door to Living Room/Dining Area. Feature stone effect electric wall mounted fire, storage cupboard, casement doors to rear garden. Stairs to First Floor Landing with airing cupboard housing Home Flow boiler. Bedroom One with double fitted wardrobe, window overlooking front of property. En-Suite Shower Room with white suite comprising shower cubicle, close coupled WC, wash hand basin, window with obscure glass to front. Bedroom Two with window overlooking rear garden. Bedroom Three with window overlooking rear garden. Family Bathroom white suite comprising panelled bath, wash hand basin, close coupled WC. Outside: The rear garden is enclosed by panelled fencing and comprises a paved patio area with pathway through the lawn, leading to gated access to garage, measuring approx. 19'7 x 9'9 (5.97m x 2.97m) at rear of property (second one of four).

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, including the Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway. 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

Property Reference: HJB03389

Photos & particulars prepared: 7th April 2026 (Robert Turner MNAEA). Temporary photographs taken prior to letting.

N.B Please note; the garage has been let separately from the house, and therefore the current tenants will have to be served notice.

Services: All main services

Local Authority: Horsham District Council **Council Tax Band:** 'D'



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 Henfield

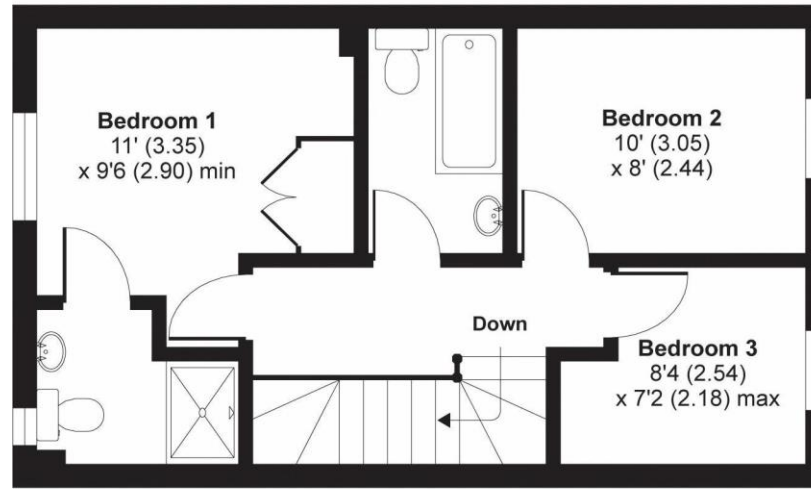
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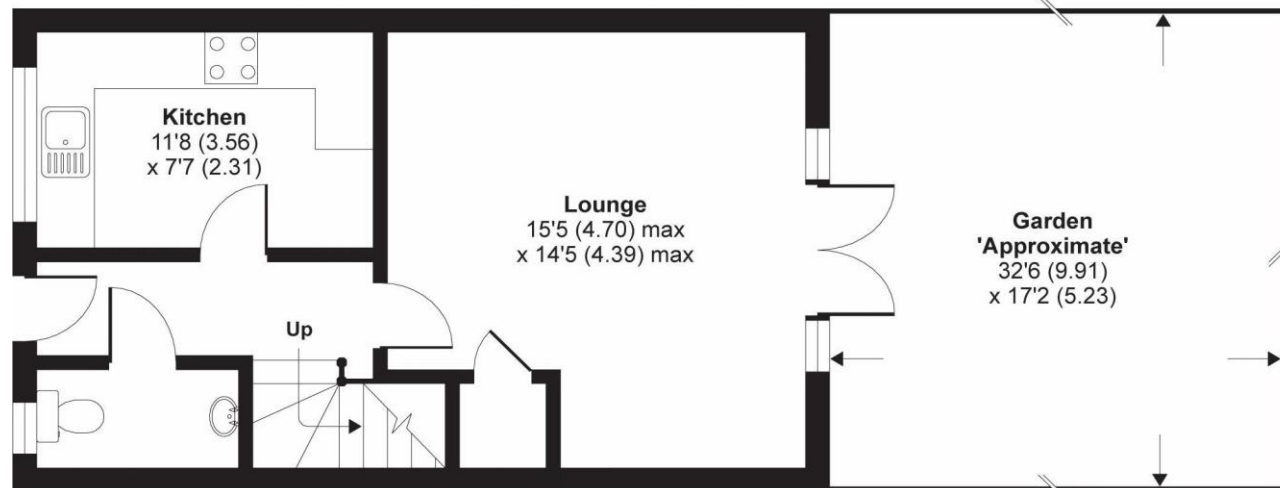
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FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1019 SQ. FT - 94.7 SQ. METRES (INCLUDING GARAGE)

Illustration for identification purposes only, measurements are approximate, not to scale.

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