



**Friars Cottage, Henfield Common North,  
Henfield, West Sussex, BN5 9RL  
Asking Price £575,000 Freehold**

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ESTATE AGENTS

# **An Extremely Rare Opportunity To Acquire A Completely Refurbished Three Bedroom Character Cottage Situated on Henfield Common North With Stunning Views. The Property Benefits From A Private Driveway and Large Garage.**

## **Henfield**

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**

The accommodation comprises, entrance, entrance porch opening to one of three reception areas with a beautiful inglenook fireplace, second reception area with further inglenook fireplace and log burning stove both reception rooms have stunning views on to Henfield Common. Newly fitted kitchen modern yet country style kitchen with integrated washing machine, integrated fridge/freezer, oven, composite sink and timber worksurfaces. Off the kitchen is the third reception/dining room. The entire ground floor has a raised brick floor with quarry tiles and has been fitted with a modern under-floor heating system.

Stairs from the dining room rise to the first floor where you will find two large double bedrooms with views of the common, a small third bedroom and a large newly fitted bathroom.

Outside the property has a lovely tiered South facing front garden with raised flint and stone flowerbeds, lawned areas and an ornamental pond. Paved driveway offering parking for 2/3 cars. Personal & Up and over door to the large garage with power and light. The rear of the garage was formally a workshop and cloakroom area that has been removed. A timber door leads to the rear Lobby/Storage and Side Access. Door to the rear of the property.

Agents Note: We understand that the access lane is subject to a nominal service charge of approx. £40 per car, per annum (to be verified).

## **Property Information**

Council Tax Band E: £3,055.09 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private Driveway and Garage

Broadband: Standard 18 Mbps, Superfast 77 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.







## Friars Cottage, BN5

Approximate Gross Internal Area = 107.1 sq m / 1153 sq ft  
 Approximate Garage Internal Area = 34.9 sq m / 376 sq ft  
 Approximate Total Internal Area = 142 sq m / 1529 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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### Viewings by appointment only

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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>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>32</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	