



**11 Hollands Road,
Henfield, West Sussex, BN5 9UJ
Offers In Excess Of £425,000 Freehold**

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ESTATE AGENTS

A delightful Three-Bedroom Semi-Detached Family Home, positioned close to the heart of the Village. Boasting a Long and Private Rear Garden with a South-Easterly Aspect.

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

Stevens are pleased to offer for sale this charming three-bedroom semi-detached family home, ideally positioned close to the heart of Henfield Village. This family home is ideally located for those looking to enjoy a tranquil village lifestyle along with access to the open countryside and beautiful walking trails, whilst also boasting a substantial 90 foot rear garden!

Upon entering the property, you are greeted by restored original floorboards, leading you into a spacious living room centred around a characterful brick fireplace, creating an inviting space for relaxation or entertaining. Natural light floods the room through a set of glazed French doors that open seamlessly to the South-Easterly facing garden.

The heart of this home is undoubtedly the country-style kitchen and breakfast room, featuring attractive shaker-style storage cupboards on three sides and a pleasant view of the rear garden. Additional convenient storage is also to be found in both the kitchen & in the downstairs hallway.

Stairs lead to the first floor, where you will find three generously sized double bedrooms, alongside a well-appointed family bathroom finished in a light modern grey tile. The loft is also accessed from here by way of pull down ladder.

Externally, the property boasts a superb long rear garden with multiple areas. There's a private patio with a pergola, perfect for al-fresco dining and entertaining. The remainder of the garden is primarily laid to lawn, offering ample space for children to play, as well as an additional secluded seating area for a peaceful retreat.

Hollands Road is a highly sought-after location, known for its attractive surroundings and friendly community and close proximity to the local school. Residents benefit from a short stroll back to the high street and local shops, and a convenient regular bus route connects the area to Horsham and Brighton City Centre.

Early viewing is highly recommended to fully appreciate the quality and charm of this delightful village property. Call today to arrange your internal viewing!

Property Information

Council Tax Band C: £2,221.89 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private Driveway

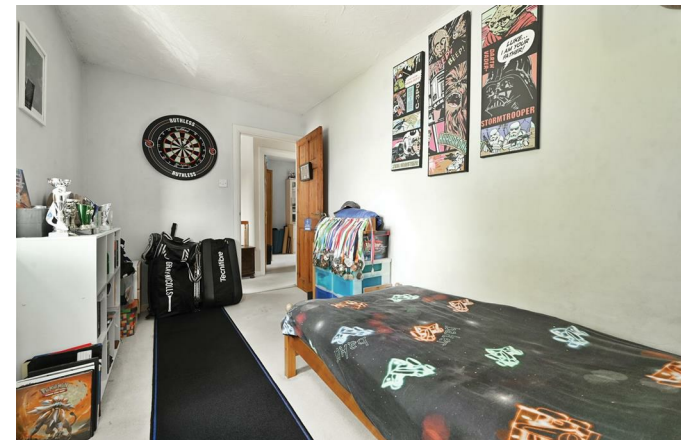
Broadband: Standard 16 Mbps, Superfast 65 Mbps, Ultrafast 1000 Mbps (OFCOM checker)

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:

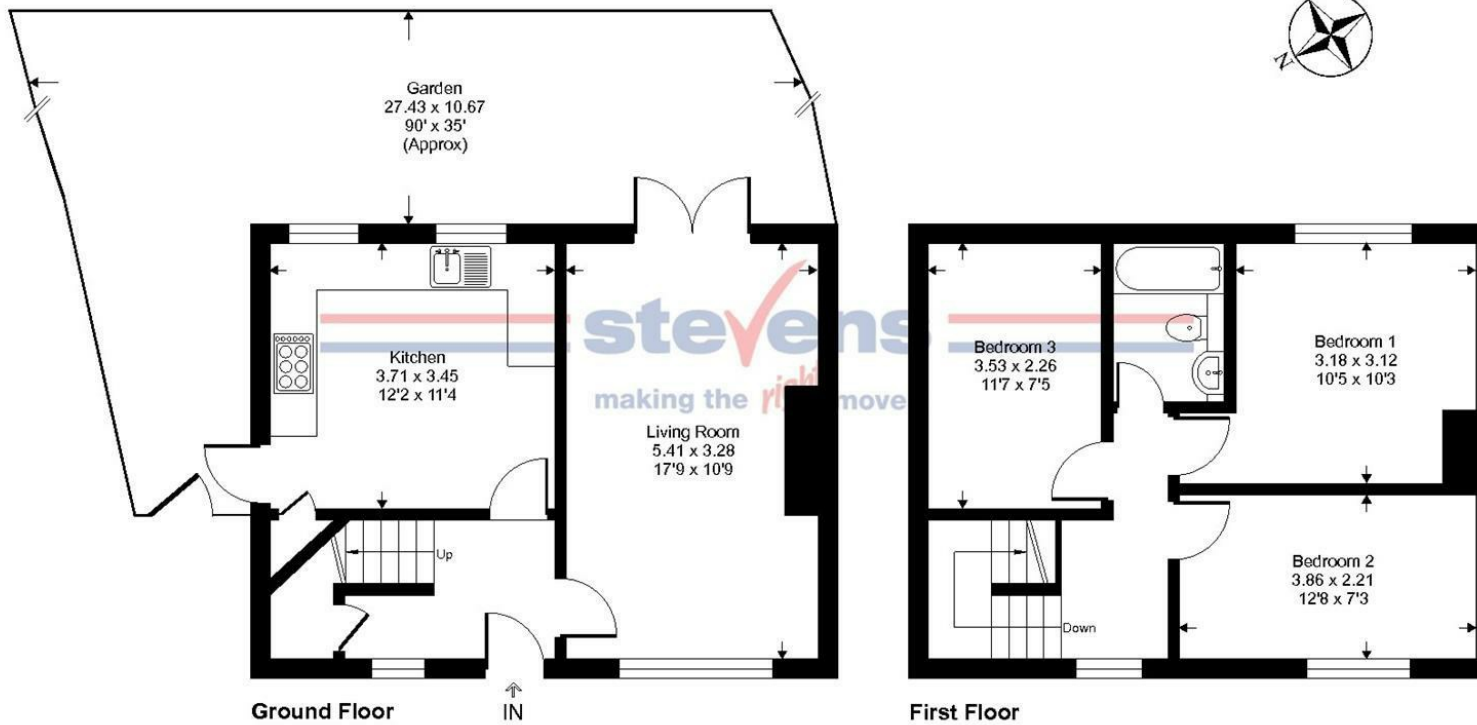
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 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.





Hollands Road, BN5

Approximate Gross Internal Area = 77.2 sq m / 832 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

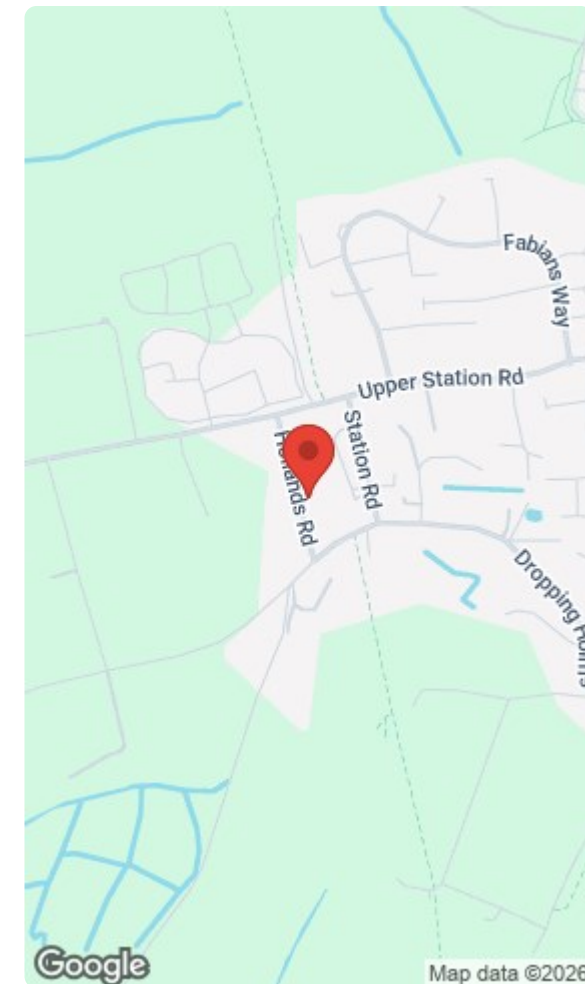
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales		EU Directive 2002/91/EC