



**28 Borrer Drive,
Henfield, West Sussex, BN5 9FQ
Guide Price £650,000 Freehold**

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ESTATE AGENTS

A spacious Four Bedroom Family Home on a Popular Henfield Development. This Detached Property is both immaculately presented and flexible in how the accommodation can be used. There is a favoured South Facing Garden, Garage and private parking whilst conveniently, the remainder of the NHBC is still to run.

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

Originally known as the "Cambridge" and built in 2018, this beautifully presented detached family home offers a bright and airy living space with a huge amount of flexibility. Surrounded by green areas, including a play park at the front and located on the fringe of the South Downs Link, this property is perfectly situated on the outskirts of Henfield Village, providing easy access to all essential amenities.

Upon entering, you'll find the condition of the home to be immaculate, and has only been further enhanced by the current owners. The wide entrance hallway offers the first glimpse of the garden, with a spacious office area on the left that could serve as an additional fifth bedroom if needed. Additionally, there is a conveniently placed downstairs W/C discreetly tucked away behind a panelled door.

The kitchen and dining area extend across the entire rear of the property, filled with light due to the southerly aspect. The recently renovated kitchen, along with the separate utility space, feature an abundance of storage and beautiful countertops centred around a breakfast bar. The lounge, which flows from the dining space, can be closed off for a cosier atmosphere when needed.

Stairs lead to the first floor, where all four spacious double bedrooms are conveniently located off the wide landing. Bedrooms two and three both include built-in storage, while bedroom four, still a generous double, is currently used as a home office. These bedrooms share a family bathroom that boasts a stylish contrast, featuring white sanitary ware set on top of black floor tiles. The principal bedroom offers a luxurious feel with double aspect windows, complete with an elegant en-suite shower room.

The property sits on a wide plot and boasts two parking spaces, leading to a garage equipped with an up-and-over door and power. The rear garden features a full-width patio area, perfect for entertaining and al fresco dining, with the remainder laid to lawn and surrounded by attractive flower beds.

In our opinion, early viewing is essential to truly appreciate the immaculate condition and move-in readiness of this delightful family home!

Agents Note

There is an annual estate charge of £306.00.

Property Information

Council Tax Band F: £3610.55 2026/2027

Utilities: Mains Gas & Electric. Mains Water & Sewerage.

Parking: Private Drive & Garage.

Broadband: Standard 15 Mbps, Superfast 56 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:

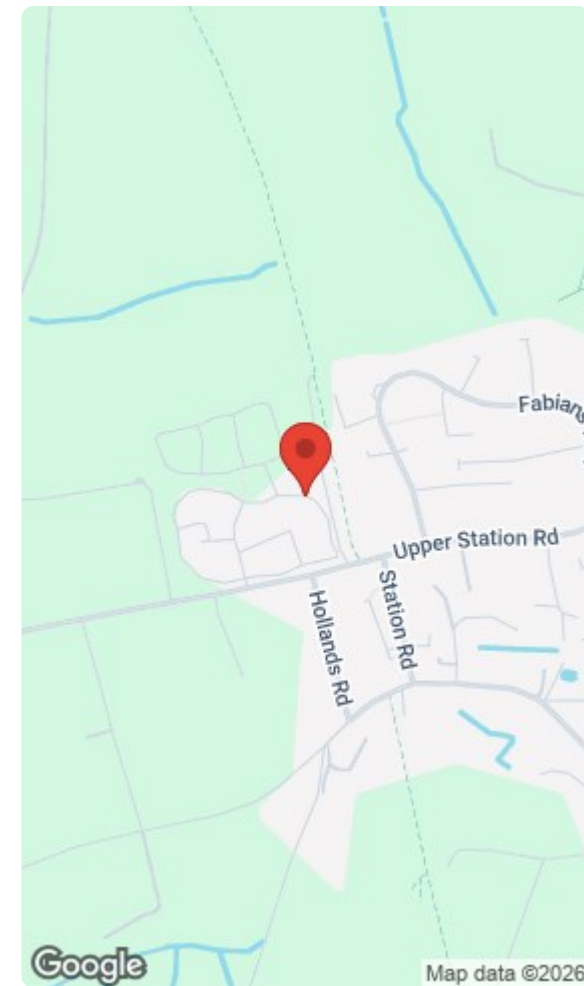
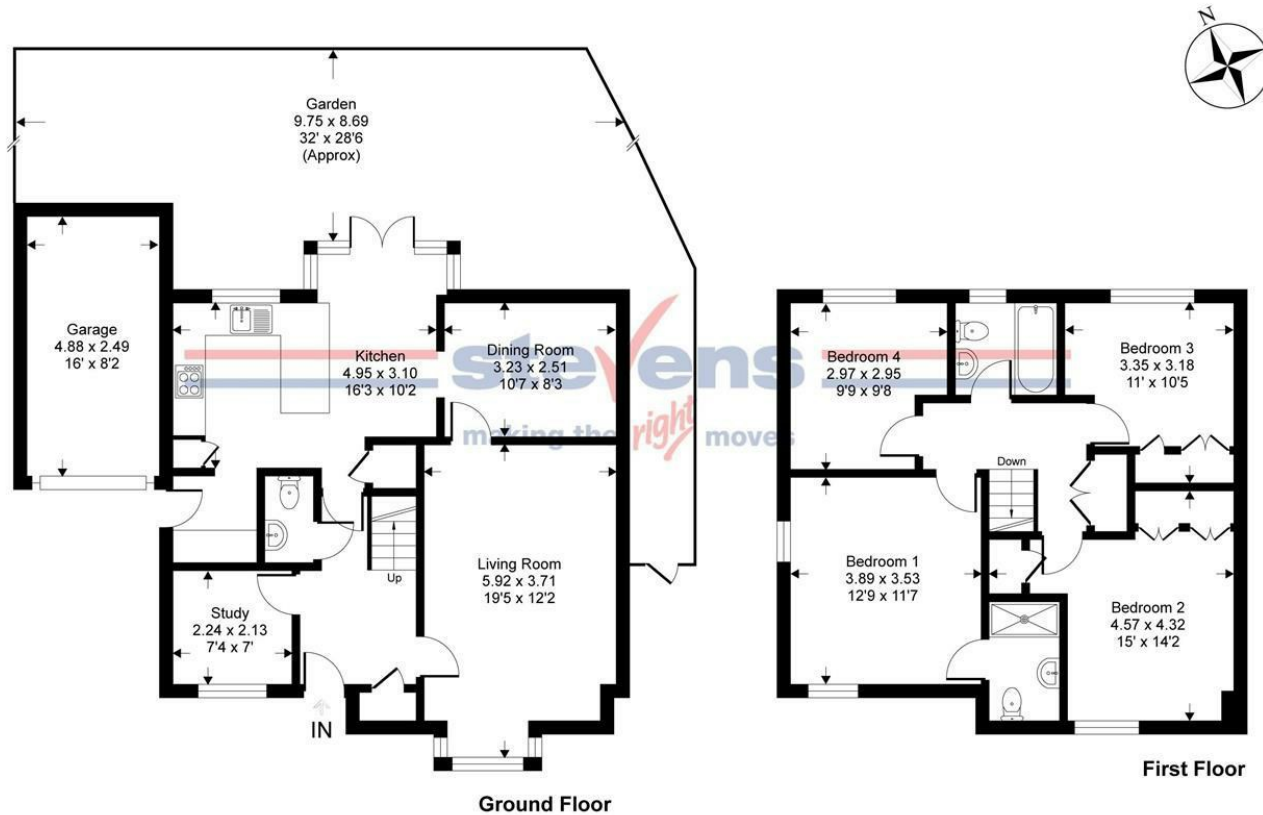
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Borrer Drive, BN5

Approximate Gross Internal Area = 128.8 sq m / 1387 sq ft
 Approximate Garage Internal Area = 12.1 sq m / 131 sq ft
 Approximate Total Internal Area = 140.9 sq m / 1518 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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

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