



**5 Meadow Drive**  
**Henfield, West Sussex BN5 9FG**  
**Guide Price £399,950 Freehold**

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ESTATE AGENTS



# A Three Bedroom Family House in the Heart of Henfield. The Property Benefits From a Modern Fitted Kitchen, Master Bedroom With En-Suite and Garden and Garage.

## 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

The accommodation comprises, entrance, entrance hall leading to the modern fitted kitchen with oven and gas hob, space and plumbing for a washing machine and a freestanding fridge/freezer. A bright and spacious lounge diner with french doors leading to the enclosed rear garden with side and rear access. Also on the ground floor is a separate WC.

Upstairs there is a master suite with modern fitted en-suite shower room and double in-built wardrobes, second and third bedrooms and a modern fitted family bathroom. Access to the loft space and airing cupboard.

Outside there is a front garden, enclosed rear garden and a garage.

This property was newly built ten years ago and benefits from neutral decoration and flooring throughout, gas central heating and double glazing.

## Agents Note

There is an annual service charge of approximately £300 per annum.

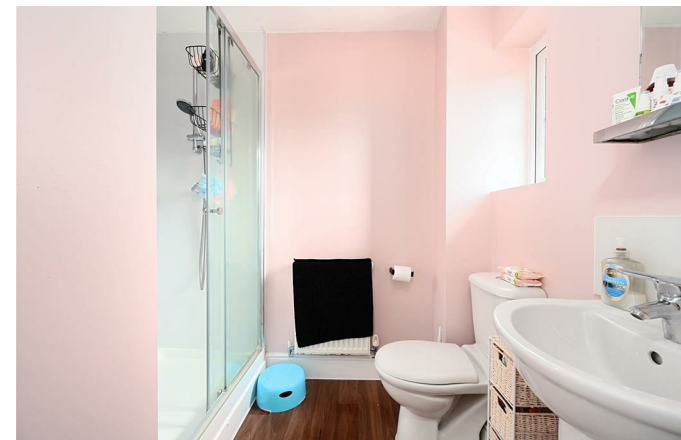
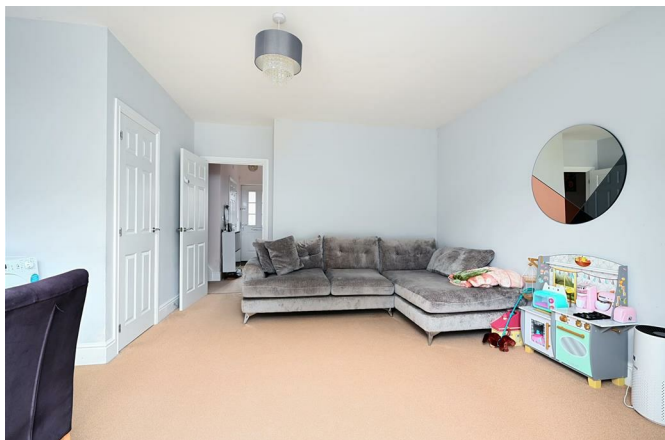
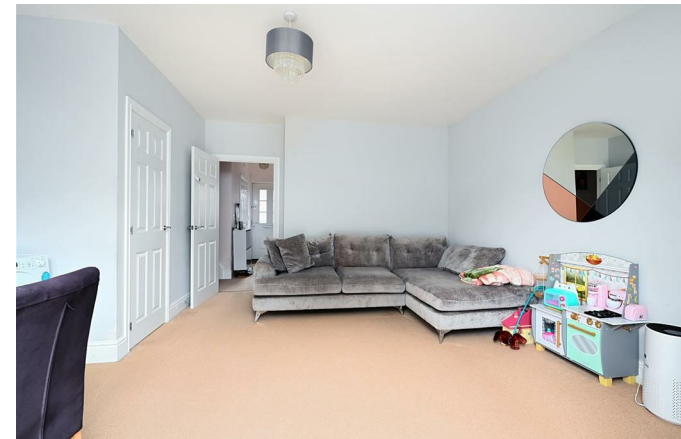
Council Tax Band D

The garage in the compound to the rear of the property was sold originally when new on a 125 year lease.

## 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.



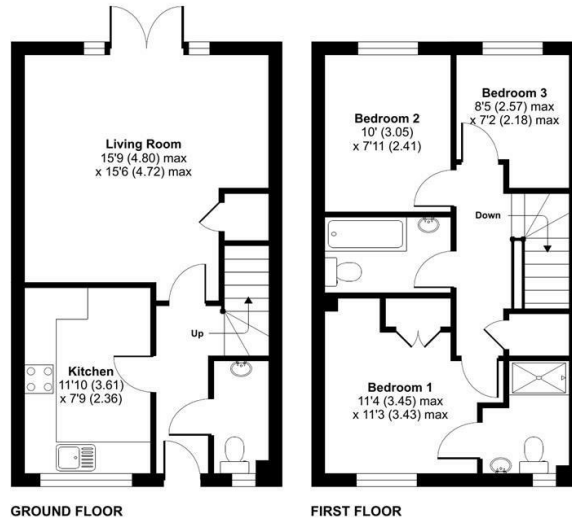




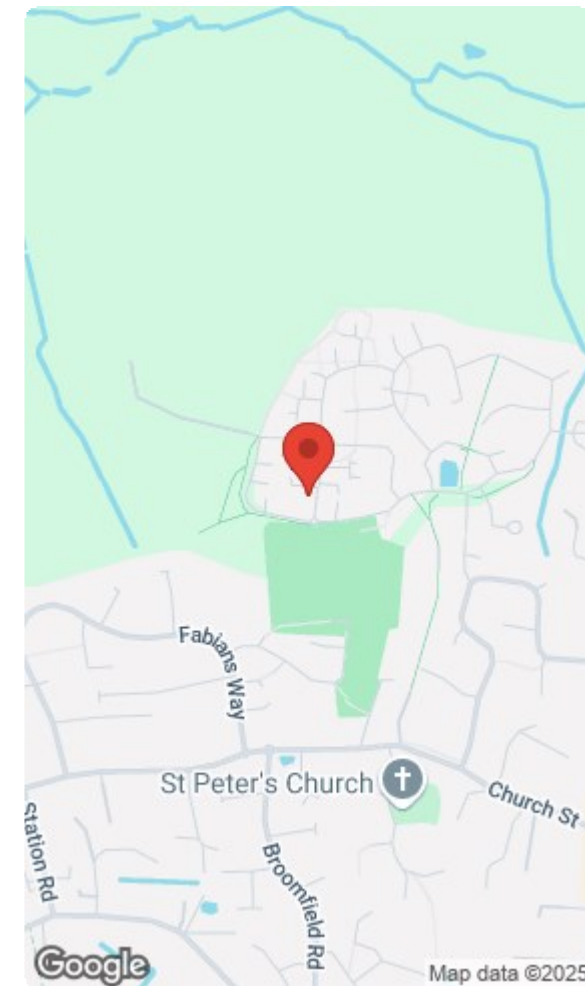


## Meadow Drive, Henfield, BN5

Approximate Area = 826 sq ft / 76.7 sq m  
For identification only - Not to scale



RICS Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Produced for Stevens Estates. REF: 856701



## Energy Efficiency Rating

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

## Viewings by appointment only

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