



18 Furners Mead
Henfield, West Sussex, BN5 9JA
Guide Price £625,000 Freehold

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A Stunning Renovated Detached Two Bedroom Bungalow Situated in a Quiet Cul-De Sac Located Close to Henfield High Street & Local Amenities.

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

A two bedroom detached bungalow which has been renovated to an exceptionally high standard with no expense spared. The accommodation comprises of entrance, large entrance porch with storage cupboard. Double sliding doors open onto the light and bright sitting room with wooden panelled feature wall and fire place. Modern fitted kitchen with integrated appliances and space for dining table and chairs and access to the rear garden. Inner hallway with storage cupboard. Modern fitted bathroom with bath and separate shower. Bedroom one with fitted wardrobes and bi-fold doors opening onto the rear garden and bedroom two with storage cupboard and also benefitting from bi-fold doors onto the garden.

Private driveway with parking for multiple vehicles and garage with personal door and access to the rear garden. Enclosed rear garden with new fence panels and high quality patio.

The property further benefits from neutral decoration throughout, new boiler and double glazing. Viewing is highly recommend by the vendors sole agents to fully appreciate the workmanship of the property.

Council Tax Band - E

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.



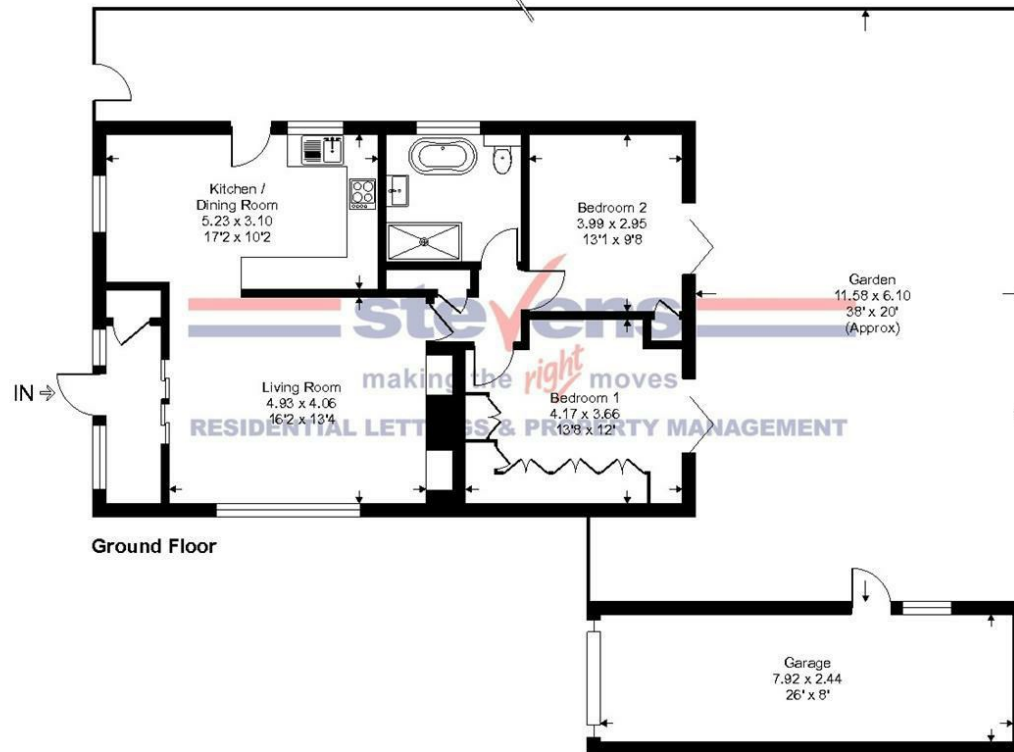






Furners Mead, BN5

Approximate Gross Internal Area = 78.5 sq m / 845 sq ft
Approximate Garage Internal Area = 19.3 sq m / 208 sq ft
Approximate Total Internal Area = 97.8 sq m / 1053 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 | | |
| (81-91) B | | |
| (69-80) C | 73 | 81 |
| (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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