



2 Oakhurst
Henfield, West Sussex, BN5 9QL
Offers In Excess Of £630,000 Freehold

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ESTATE AGENTS

An Extremely Well Presented Three Bedroom Detached Bungalow in the Heart of Henfield Village. The Property Benefits from a Detached Garage and Private Driveway.

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, large entrance hallway leading to the bright & spacious L-Shaped lounge/diner with fireplace and patio doors opening to the enclosed rear garden. Modern fitted kitchen with further access to the side and rear garden.

Master bedroom with en-suite toilet, second double bedroom with fitted wardrobes and a third single bedroom. Modern fitted family bathroom with separate bath and shower.

Outside there is a private driveway, front garden, detached garage with personal door and an enclosed rear garden with large patio, Summer House with power.

The property further benefits from gas central heating and double glazing.

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.

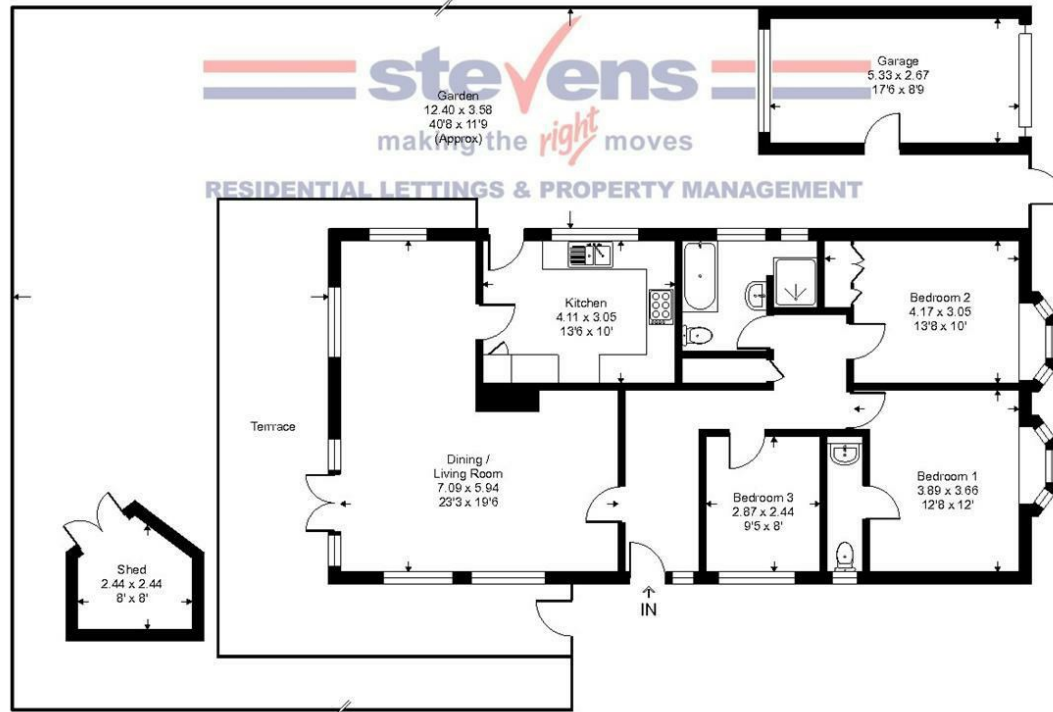






Oakhurst, BN5

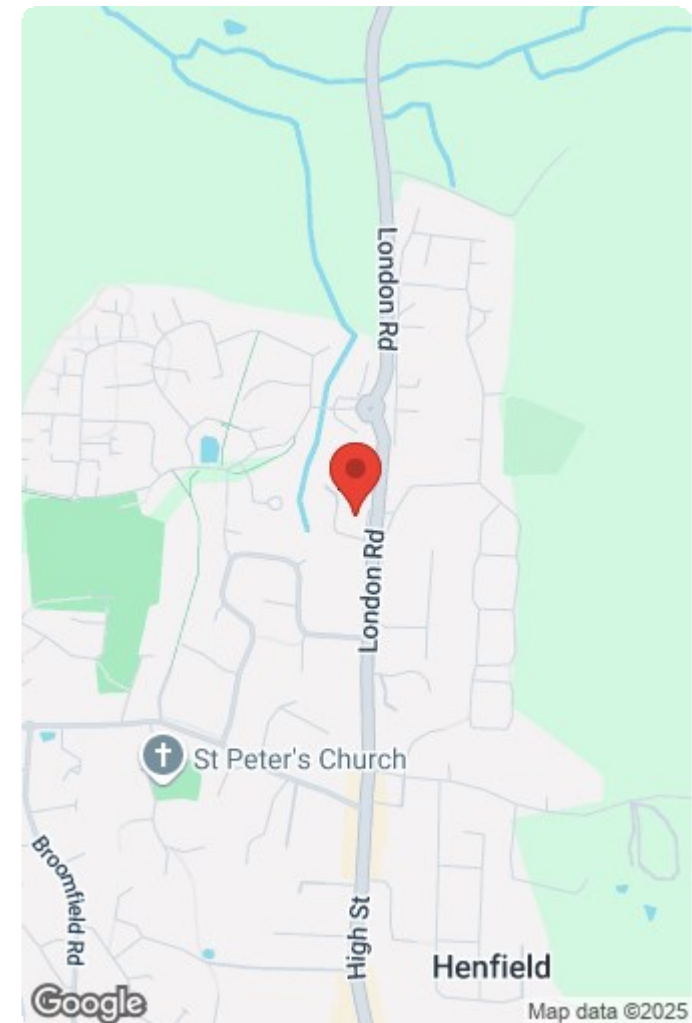
Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft
 Approximate Garage Internal Area = 14.2 sq m / 153 sq ft
 Approximate Outbuilding Internal Area = 4.8 sq m / 52 sq ft
 Approximate Total Internal Area = 123.6 sq m / 1331 sq ft



Ground Floor

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		81
(69-80) C		
(55-68) D	59	
(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

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

www.stevens-estates.co.uk

