



**19 Banfield Gardens,  
Henfield, West Sussex, BN5 9FN  
Offers In Excess Of £450,000 Freehold**

**stevens**  
making the *right* moves  
ESTATE AGENTS

# A three-bedroom semi-detached family home in a popular location off West End Lane. Boasting a Southerly Rear Garden, Hot-Tub, Private Parking with Electric Vehicle Charger & Garage, plus the recent addition of a Sun-Room/ Garden Bar!

## Situation

The property is situated on the fringe of Henfield village which has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, modern medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. the coast is about 8 miles distant.

## Description

Situated in a popular modern estate off West End Lane and just moments from both Henfield Village and the South Downs Link, Stevens are delighted to offer for sale this beautifully presented semi-detached family home. The property enjoys a sought-after southerly aspect, allowing natural light to flood in throughout. It is in exceptional condition and should be high on your list for viewing!

Nestled at the edge of the estate and discreetly hidden behind privacy hedging, the property is accessed via a short pathway. Once inside, the white and grey décor enhances the light and airy atmosphere, drawing your attention immediately to the rear where light streams in. The kitchen features a convenient breakfast bar, and high- and low-wall mounted storage cupboards in a sleek neutral taupe provide a perfect contrast to the black granite worktops, offering ample counter space. The 15-foot living room feels spacious and seamlessly flows into a glazed sunroom, effectively linking the interior to the low-maintenance rear garden.

Upstairs, you will find all three bedrooms conveniently located. The principal bedroom boasts an en-suite shower room and fitted wardrobes, while the second bedroom is also generously sized. The third bedroom is currently being used as a home office. The family bathroom and additional landing storage can be found at the end of the hall, with the bathroom continuing the light theme through white sanitary ware and half-tiled beige walls.

The standout feature of the property is the low-maintenance rear garden, which enjoys a preferred southerly aspect and includes a hot tub and a summer house that has been converted into a bar.

Additional highlights include solar panels that generate a healthy return given the sunny aspect, private parking at the front leading to a garage, and the added benefit of an electric vehicle charger. There is also a handy downstairs toilet.

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

## Property Information

Council Tax Band D: £2,496.00 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage and private driveway

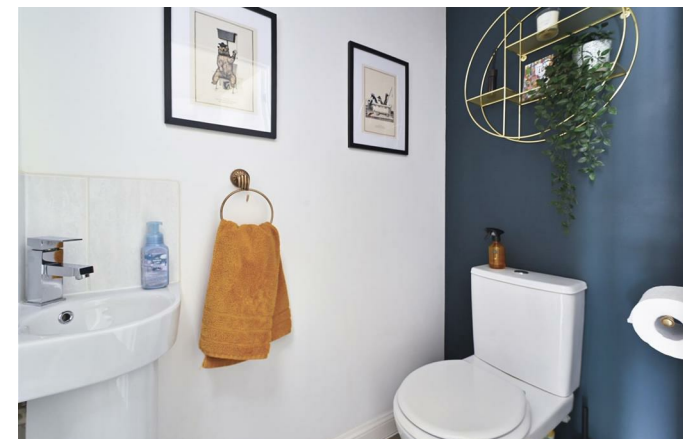
Broadband: Standard 15 Mbps, Superfast 35 Mbps, Ultrafast 1800 Mbps (OFCOM checker)

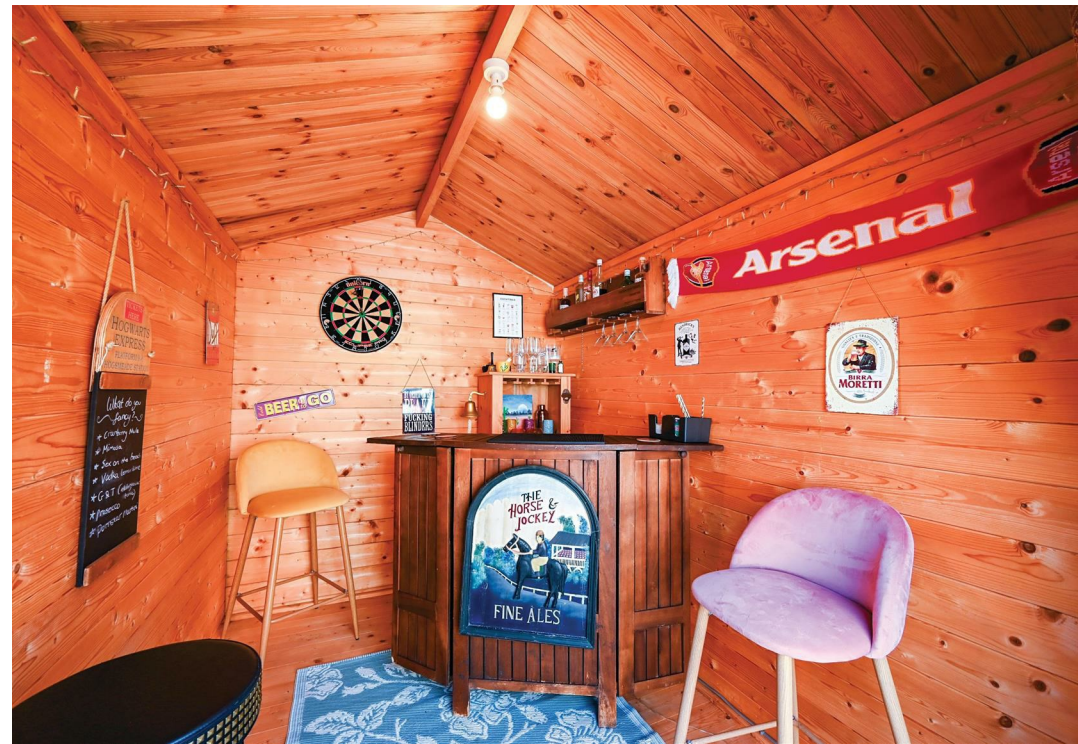
Mobile: Good coverage (OFCOM checker)

## Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

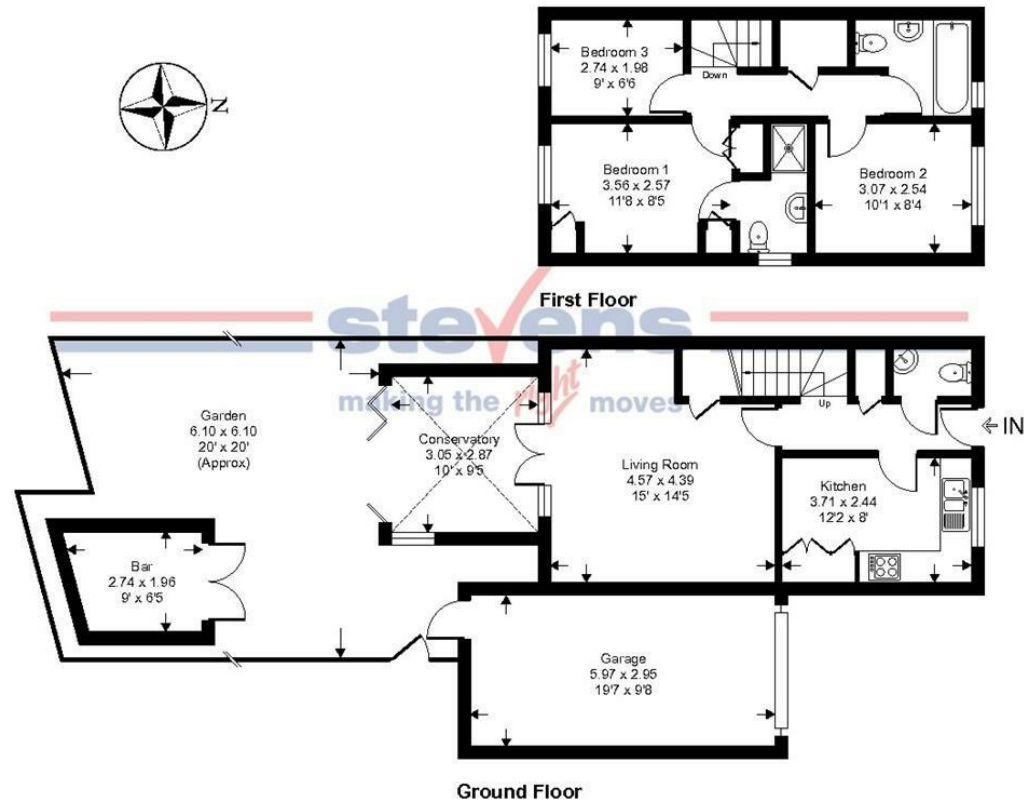
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.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





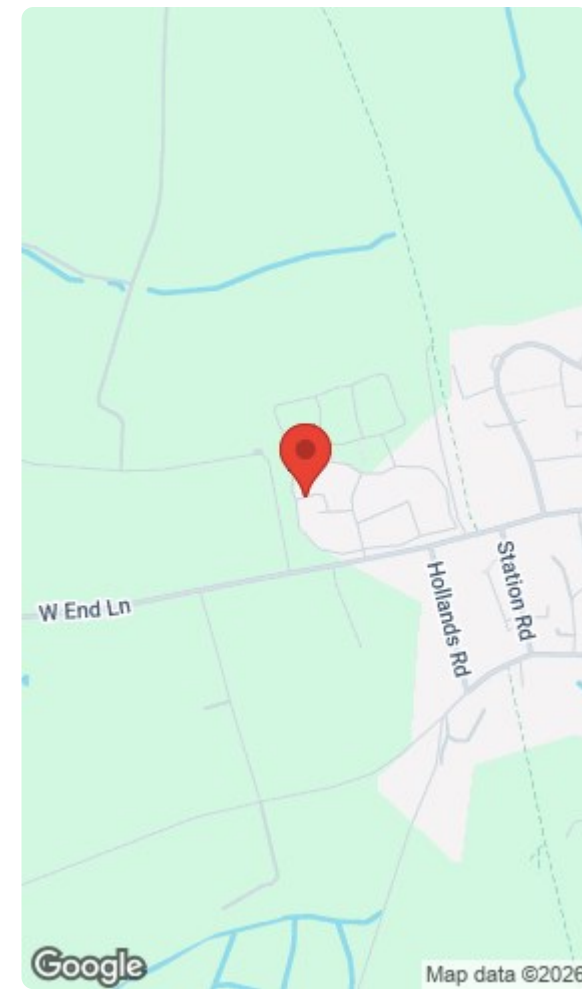
## Banfield Gardens, BN5

Approximate Gross Internal Area = 85 sq m / 915 sq ft  
 Approximate Garage Internal Area = 17.5 sq m / 189 sq ft  
 Approximate Outbuilding Internal Area = 4.8 sq m / 52 sq ft  
 Approximate Total Internal Area = 107.3 sq m / 1156 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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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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