



**179 Wantley Hill Estate**  
**Henfield, West Sussex, BN5 9JN**  
**Guide Price £299,950 Freehold**

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ESTATE AGENTS

# A Two Bedroom End of Terrace Home Situated at the top of Henfield Village, Walking Distance to the High Street and Offered for Sale in Good Condition Throughout.

## 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

An end of terrace home built of brick elevations under a pitched tiled roof having the benefit of gas fired central heating and double-glazing. The accommodation is arranged over two floors comprising of entrance porch, entrance hall, light and bright sitting room leading to the dining/sun room and fitted kitchen looking out over the front garden. Stairs from the entrance hall rise to the first floor landing with doors to the two bedrooms and bathroom. Outside is an open plan front garden, and an enclosed rear garden with patio area and the rest laid to lawn. The property also benefits from two allocated parking spaces.

## Property Information

Council Tax Band C : £2,221.89 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Two allocated parking spaces

Broadband: Standard 16 Mbps, Superfast 59 Mbps, Ultrafast 1000 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

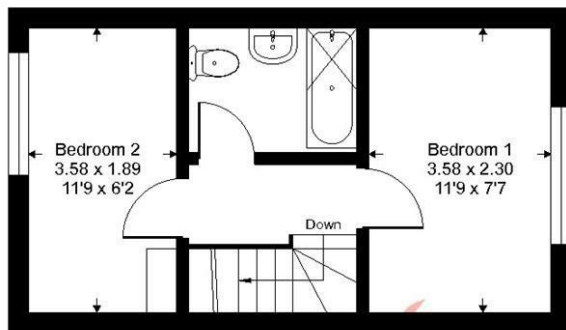
## Property Misdescription Act 1991

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.

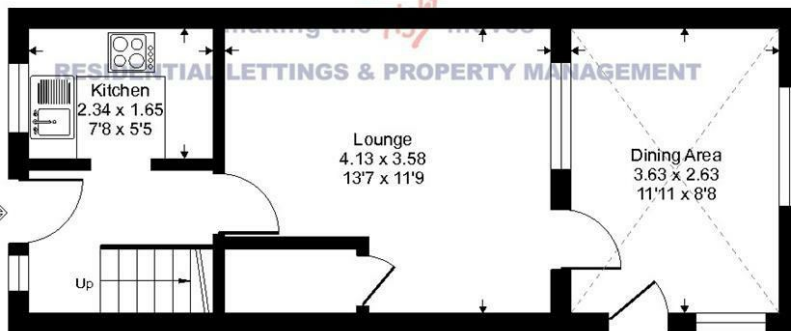




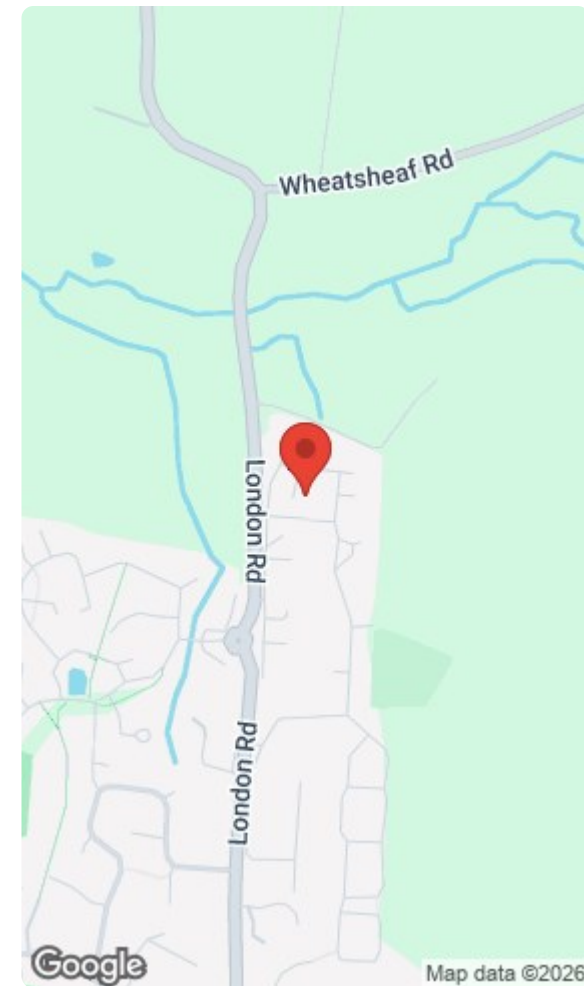
**Wantley Hill Estate ,BN5**  
 Approximate Gross Internal Area = 58 sq m / 627 sq ft



First Floor



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) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>90</b> |
| (69-80) <b>C</b>                            | <b>72</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 |           |           |

**Viewings by appointment only**

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[www.stevens-estates.co.uk](http://www.stevens-estates.co.uk)



England & Wales

EU Directive 2002/91/EC

