



**27 Beechings,  
Henfield, West Sussex, BN5 9XB  
£525,000 Freehold**

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ESTATE AGENTS

# A Renovated Detached Bungalow on a Prominent Corner Plot in the Centre of Henfield. Benefitting from Three Good Sized Bedrooms, an Abundance of Parking, a Delightful Wrap Around Garden and Sold with No Onward Chain.

## 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

Situated on a prominent corner plot and recently renovated to a high standard, this three-bedroom detached bungalow is a must-see! It is offered for sale with no onward chain and features a delightful wrap-around garden.

Located on the outskirts of Henfield Village, you can easily enjoy local favourites such as Berretts Farm and access the South Downs Link, both within easy walking distance. The recent renovations are evident from the moment you arrive: the driveway has been widened to accommodate three or even four vehicles, and a new lawn has been laid in the front garden, separated by a stylish white tiled pathway leading to the front door.

Upon entering the property, you'll find it splits into two distinct areas. To the left, the large, bright open-plan kitchen and living room spans the entire width of the bungalow, boasting windows on three sides and a conservatory that allows natural light to flood in. The kitchen features a range of handle-less, high and low wall-mounted storage in an elegant off-white high-gloss finish. A raised countertop serves as the dining area. The conservatory is currently utilised as a home office, providing a pleasant view of the wrap-around garden.

To the right side of the property, there are three good-sized bedrooms: the two outer rooms are spacious doubles, while the middle bedroom currently serves as a walk-in wardrobe for the main bedroom. The entrance area separates a single toilet from the bathroom, which includes an extra shower cubicle.

Outside, the garden is generous and mainly laid to lawn. A large patio leads from the back of the kitchen towards the garage, and it faces south, allowing you to enjoy sunshine throughout the day.

In our opinion, early viewing is essential to appreciate the neutral tones throughout the property and the convenience of moving in right away!

## Property Information

Council Tax Band D: £2,499.62 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage and private driveway

Broadband: Standard 16 Mbps, Superfast 80 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:

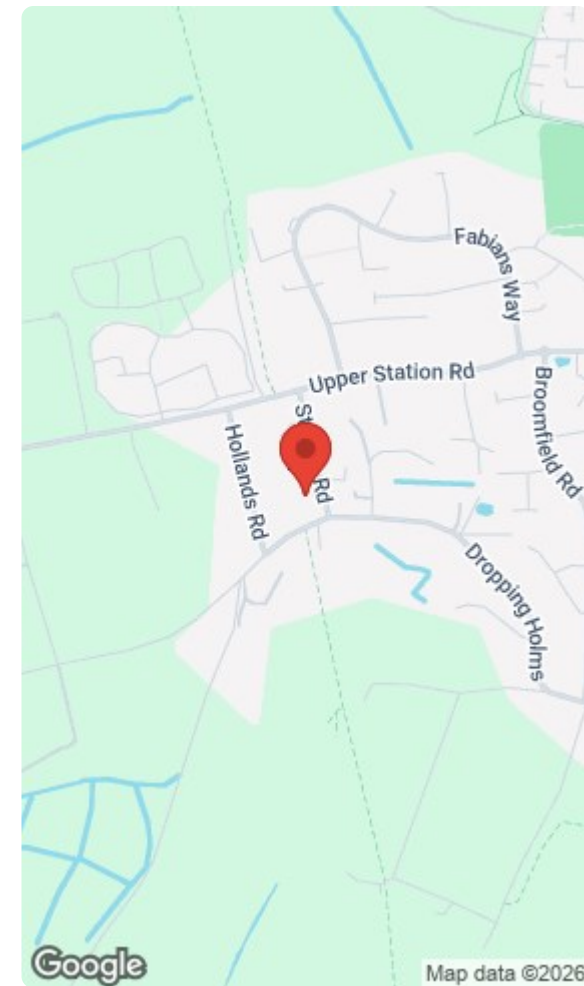
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.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





# The Beechings, BN5

Approximate Gross Internal Area = 82.5 sq m / 889 sq ft  
 Approximate Garage Internal Area = 11.8 sq m / 128 sq ft  
 Approximate Total Internal Area = 94.3 sq m / 1017 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>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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England & Wales

EU Directive 2002/91/EC

