



**Providence Henfield Common North**  
**Henfield, West Sussex BN5 9RL**  
**Guide Price £1,450,000 Freehold**

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ESTATE AGENTS

# **A Rare Chance to Purchase this Period House in a Prime Residential Location. This Handsome Four Bedroom Grade II Listed Georgian Period House is Situated on Henfield Common with Direct Path Access to Henfield Village.**

## **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.

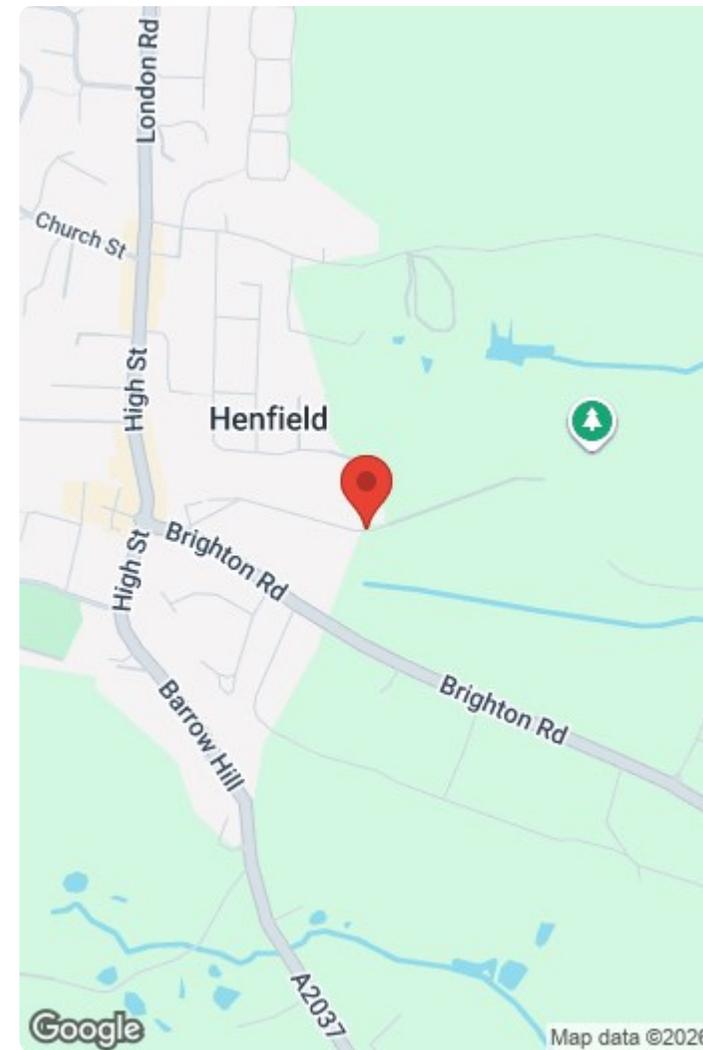
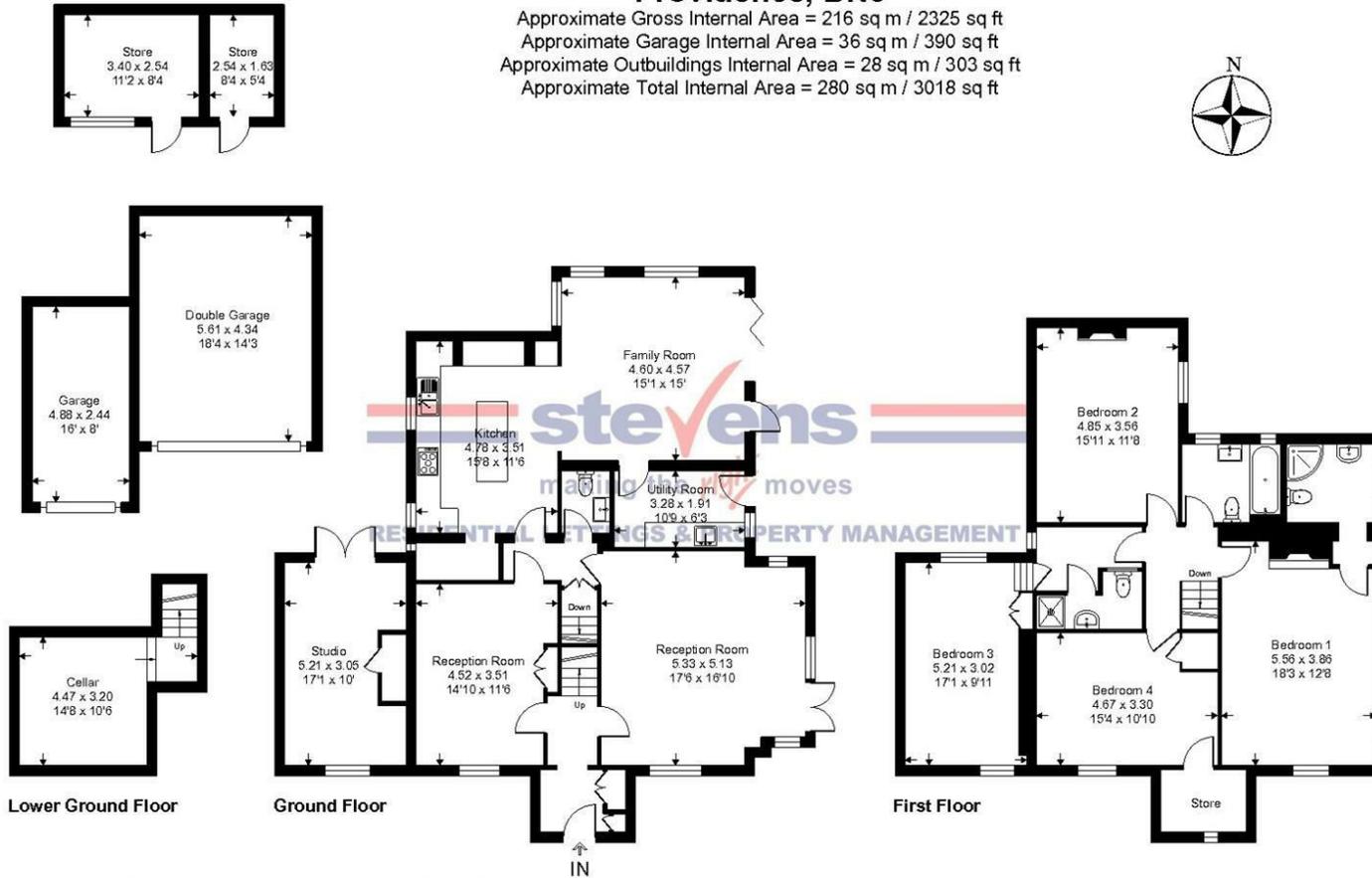






## Providence, BN5

Approximate Gross Internal Area = 216 sq m / 2325 sq ft  
 Approximate Garage Internal Area = 36 sq m / 390 sq ft  
 Approximate Outbuildings Internal Area = 28 sq m / 303 sq ft  
 Approximate Total Internal Area = 280 sq m / 3018 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>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>76</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>54</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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