



1 Hewitts
Henfield, West Sussex, BN5 9DT
Guide Price £475,000 Freehold

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A Detached Two Bedroom Bungalow in Need of Modernisation, Quietly Located in a Sought after Cul-De-Sac Close to the High Street and Offers a Private Driveway, Garage and No-Ongoing Chain.

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 porch leading to the bright and spacious living room. Separate dining room leading into the fitted kitchen with side door giving access to the rear garden. There are two double bedrooms both benefiting from fitted wardrobes. Bathroom with separate bath and shower and a toilet next door.

Front garden with various bushes and shrubs and mostly laid to lawn. Private driveway leading to the single garage, and access to the rear garden with patio area and lawn.

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

Council Tax Band - D

Property Misdescription Act 1991

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

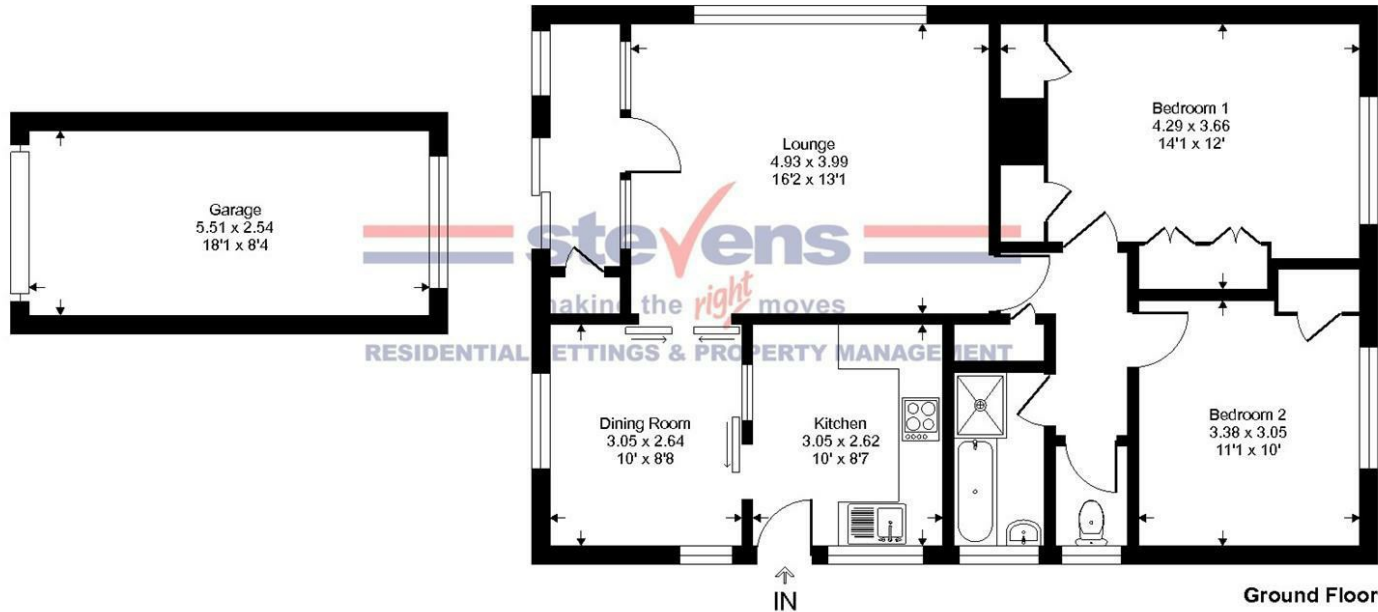
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.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





Hewitts, BN5

Approximate Gross Internal Area = 80 sq m / 863 sq ft
Approximate Garage Internal Area = 14 sq m / 151 sq ft
Approximate Total Internal Area = 94 sq m / 1014 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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Viewings by appointment only

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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |