



37 Fawn Rise
Henfield, West Sussex, BN5 9EZ
Guide Price £495,000 Freehold

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A Detached Two Bedroom House in Immaculate Condition Benefitting from an Allocated Parking Space, Car Port to the Rear, No-On Going Chain and Planning for a Side and Rear Extension.

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, entrance hall leading to the modern fitted kitchen with oven and gas hob and integrated fridge/freezer with washing machine and dishwasher included. Large bright and spacious living/dining room with French doors opening onto the enclosed rear garden. Downstairs cloakroom.

Stairs from the hallway lead to the first floor with two good sized double bedrooms both with in built wardrobes. Modern fitted family bathroom.

The front garden is surrounded by a small hedge and also benefits from a fully insulated home office with power. The very sunny enclosed side and rear garden has a patio, small decking area, fully insulated summer house with power and lawn area.

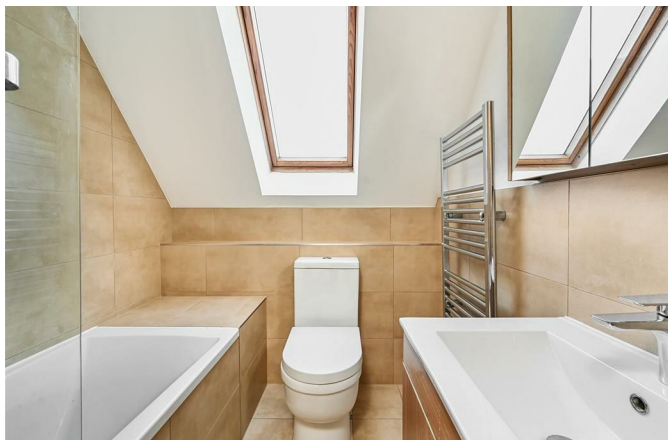
The property further benefits from one allocated parking space to the front of the property, car port at the rear, neutral decoration throughout and new carpets. Planning has been granted for the erection of a single storey rear and side extension and conversion of window to door with Juliette balcony. The development must begin before the expiration of three years from the date of this permission which was 3rd November 2023. Details can be found on Horsham District Council's website by entering the Planning Number DC/23/1682.

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.

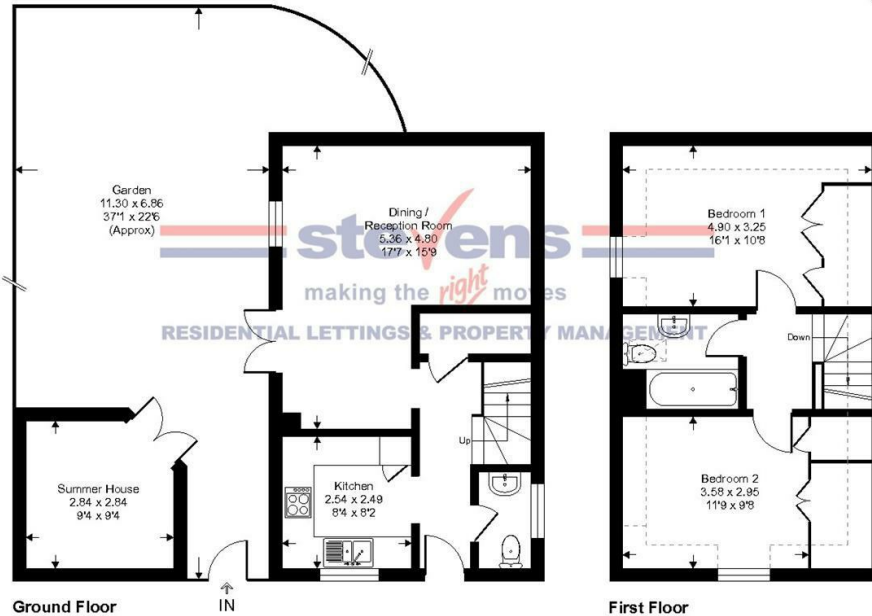






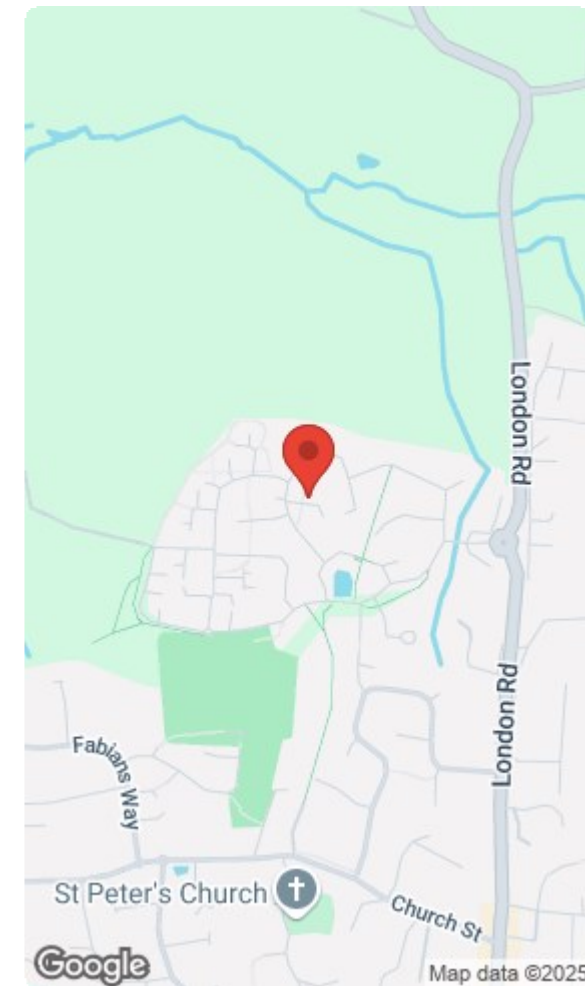
Fawn Rise, BN5

Approximate Gross Internal Area = 69 sq m / 743 sq ft
Approximate Outbuilding Internal Area = 7.6 sq m / 82 sq ft
Approximate Total Internal Area = 76.6 sq m / 825 sq ft
(excludes restricted head height)



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) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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