



**Vinholme, London Road
Henfield, West Sussex, BN5 9JJ
Guide Price £620,000 Freehold**

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ESTATE AGENTS

An Older Style Detached Family House Situated in a Central Location with Large Rear Garden and Summer House, Close to Local Amenities and Country Walks.

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 porch, entrance hall, living room, dining room, conservatory, kitchen, cloakroom. Stairs rise from the entrance hall to the first floor where there are three bedrooms and bathroom.

Outside there is a private driveway with parking, front garden and a very large west facing rear garden with summer house.

Council Tax Band E.

Property Misdescription Act 1991

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

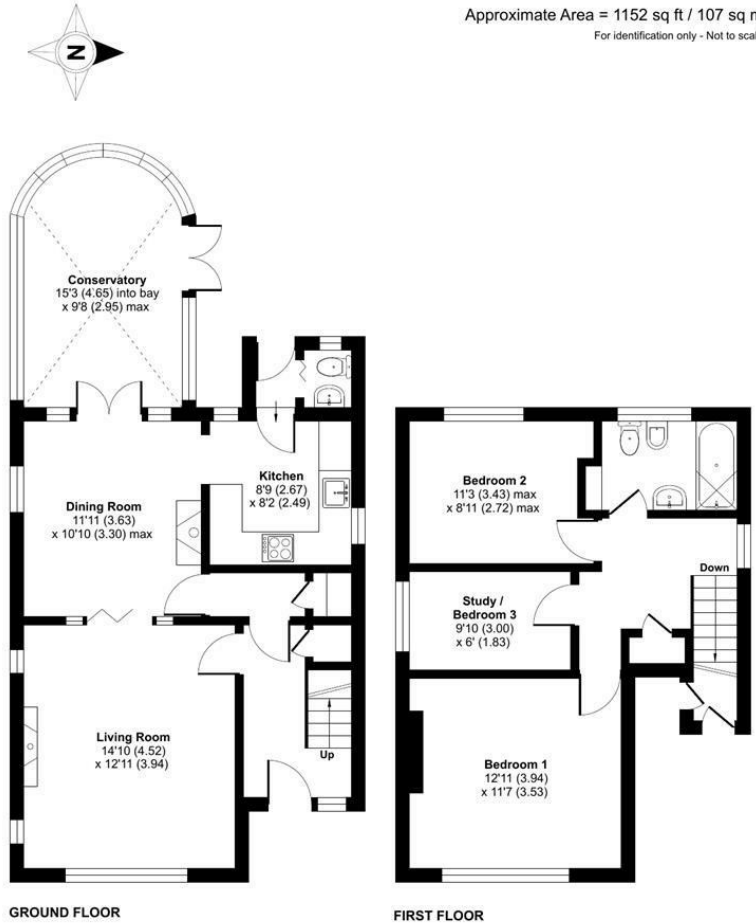
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.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





London Road, Henfield, BN5

Approximate Area = 1152 sq ft / 107 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Stevens Estates. REF: 869897



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | 54 | |
| (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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