



**16 Hollands Road**  
**Henfield, West Sussex, BN5 9UJ**  
**Guide Price £395,000 Freehold**

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ESTATE AGENTS



# A Three Bedroom Semi Detached House Situated on the West Side of Henfield Close to Country Walks and on a Large Plot with Scope for Extension and Modernisation.

## 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

The property comprises of entrance, light and bright reception room with large bay window and open fire, fitted kitchen with utility room and downstairs cloakroom and side access to the rear garden.

upstairs are two double bedrooms both with fitted wardrobes and one single bedroom and family bathroom.

Outside the property benefits from a garage and private driveway with parking for multiple vehicles and large front garden with mature plants and borders. The large enclosed rear garden is laid to lawn with borders and trees.

Council Tax Band - C

## 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.



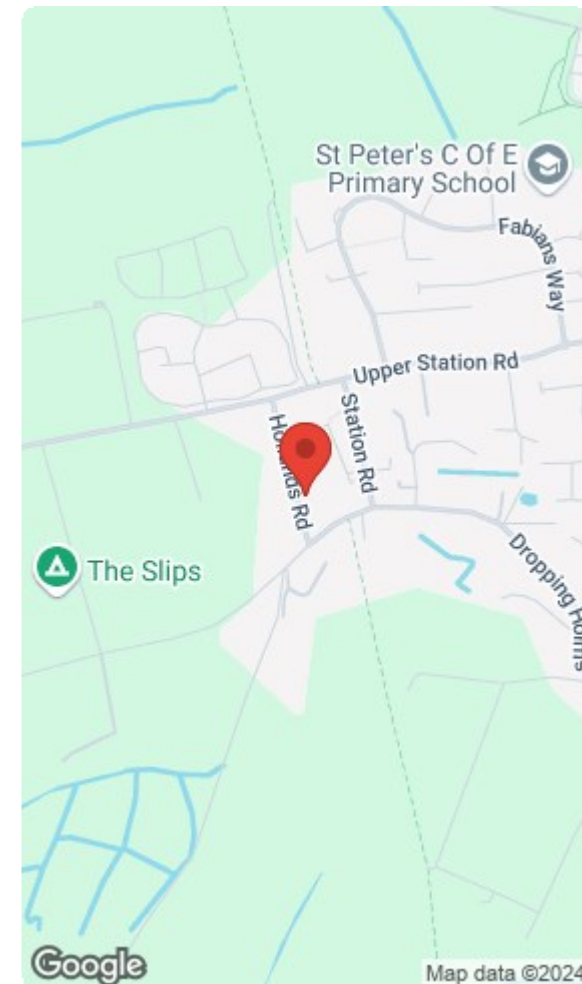
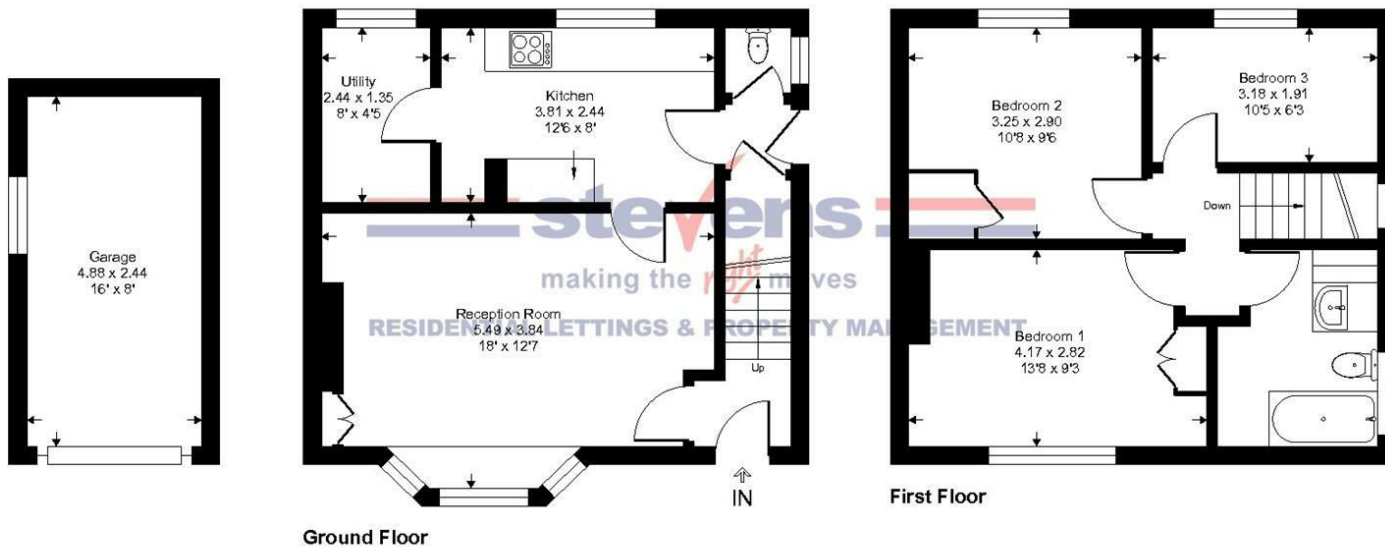






## Hollands Road, BN5

Approximate Gross Internal Area = 78 sq m / 838 sq ft  
Approximate Garage Internal Area = 12 sq m / 128 sq ft  
Approximate Total Internal Area = 90 sq m / 966 sq ft



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</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

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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