



**Dartvale, London Road
Henfield, West Sussex BN5 9JH
Guide Price £595,000 Freehold**

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ESTATE AGENTS

A Unique Opportunity to Acquire a Detached Bungalow Requiring the Installation of a Kitchen and Other Internal Work

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 property is being offered for sale with works still needed including the installation of a kitchen, internal doors and flooring, although the property has been redecorated internally throughout.

The accommodation comprises: side entrance, entrance hall leading to a double aspect lounge with brick fireplace with wooden surround suitable for an open fire, two double bedrooms and third single bedroom, family bathroom and a bright and spacious open plan kitchen/breakfast room with French doors opening to the rear patio and garden.

Outside is a large driveway providing parking for several cars, side access to a car port leading to an enclosed rear garden with patio and lawn area. To the rear of the garden is a double garage/workshop with roller door and log burning stove which has the potential to be used as an annexe/family/games room.

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

Agents Note

Due to the property not having a fitted kitchen, many lenders will see it as uninhabitable and won't consider it suitable security, therefore we suggest you contact your lender first.

The electrics within the property will be finished by the current vendor prior to an exchange of contracts.

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 = 981 sq ft / 91.1 sq m

Garage = 287 sq ft / 26.6 sq m

Total = 1268 sq ft / 117.7 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 2021. Produced for Stevens Estates. REF: 779006

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		80
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	