



**1 Fillery Way  
Henfield, West Sussex, BN5 9FH  
Guide Price £485,000 Leasehold**

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ESTATE AGENTS



# A Detached Three Bedroom Family House Close to Country Walks & Local Amenities, with the Benefit of No On-Going Chain, Private Driveway & Enclosed Rear Garden.

## 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 is arranged over two floors comprising on the ground floor, large entrance hall, downstairs cloakroom, living room and large open plan kitchen/dining room with access to the enclosed rear garden.

Stairs from the entrance hall rise to the first floor landing with doors to master bedroom with storage cupboard, second double bedroom and third single bedroom. Family bathroom with shower over bath.

Private driveway with parking for two vehicles and side access to the enclosed rear garden with patio area and lawn.

The property benefits from gas central heating, double glazing and has the remainder of a NHBC warranty.

Council Tax Band - D

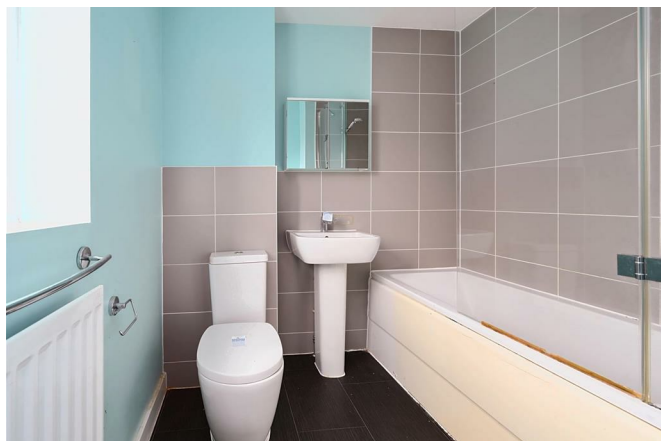
## Agents Note

Property will be converted to Freehold upon completion.

## Property Misdescription Act 1991

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

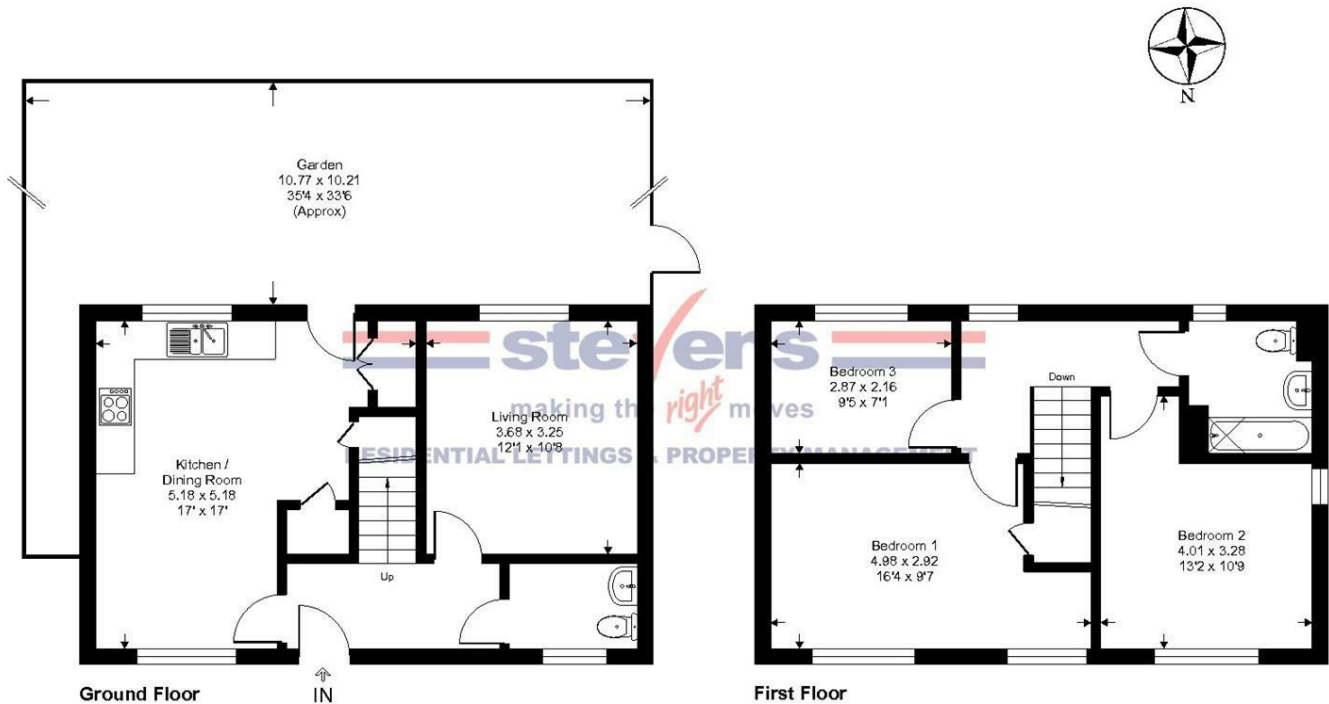
1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.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



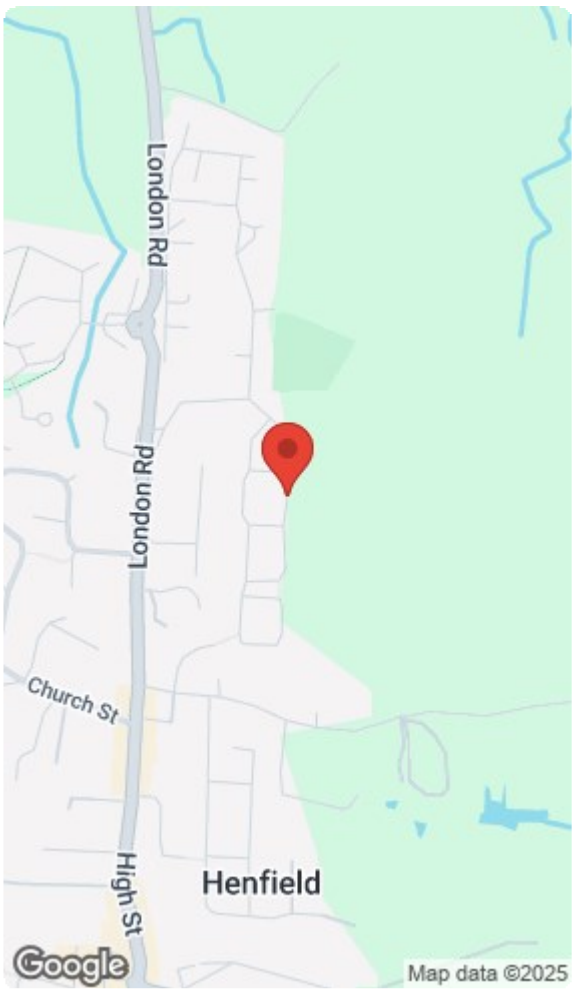




**Fillery Way, BN5**  
Approximate Gross Internal Area = 89.3 sq m / 962 sq ft



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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</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

**Viewings by appointment only**

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