Millers, Cagefoot Lane,
Henfield, West Sussex, BN5 9HD
Offers In Excess Of £695,000 Freehold

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ESTATE AGENTS

An Extremely Well Presented Three Bedroom Detached Family Home in a Much Sought After Location. The Property Benefits From a Private Driveway, Enclosed Rear Garden, Summerhouse & is Close to Henfield High Street. Offered with No-Onward Chain.

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

Cagefoot Lane is a prestigious and highly sought-after private road directly accessible from Henfield High Street, with Tanyard Pond located at the end. This no-through road is both quiet and popular among local residents and offers easy access to all amenities.

The immaculate accommodation includes an entrance porch and a hall that leads to a bright and spacious double-aspect lounge/dining room, featuring French doors that open onto the enclosed rear garden. The wide, modern fully fitted kitchen/breakfast room also has French doors leading to the garden, along with a convenient downstairs cloakroom.

Upstairs, you will find two large double bedrooms—one with a feature bay window and built-in wardrobe, and a third single bedroom currently arranged as a dressing room. There is a large modern family bathroom that includes a separate bath and shower cubicle.

Outside, the property boasts a small front garden and a private driveway, as well as an attractive enclosed rear garden that features a patio, a shingled sitting area, and a portion laid to lawn. There is also a detached summerhouse equipped with power and lights, making it ideal for use as a home office or utility space.

Additional benefits of the property include neutral decoration and flooring throughout, gas central heating, and double glazing.

In our opinion early viewing is deemed essential to appreciate all this immaculately kept, detached property has to offer.

Council Tax Band - F

Property Information

Council Tax Band F: £3,610.55 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Driveway
Broadband: Standard 19 Mbps, Superfast 80 Mbps (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Property Misdescription Act 1991

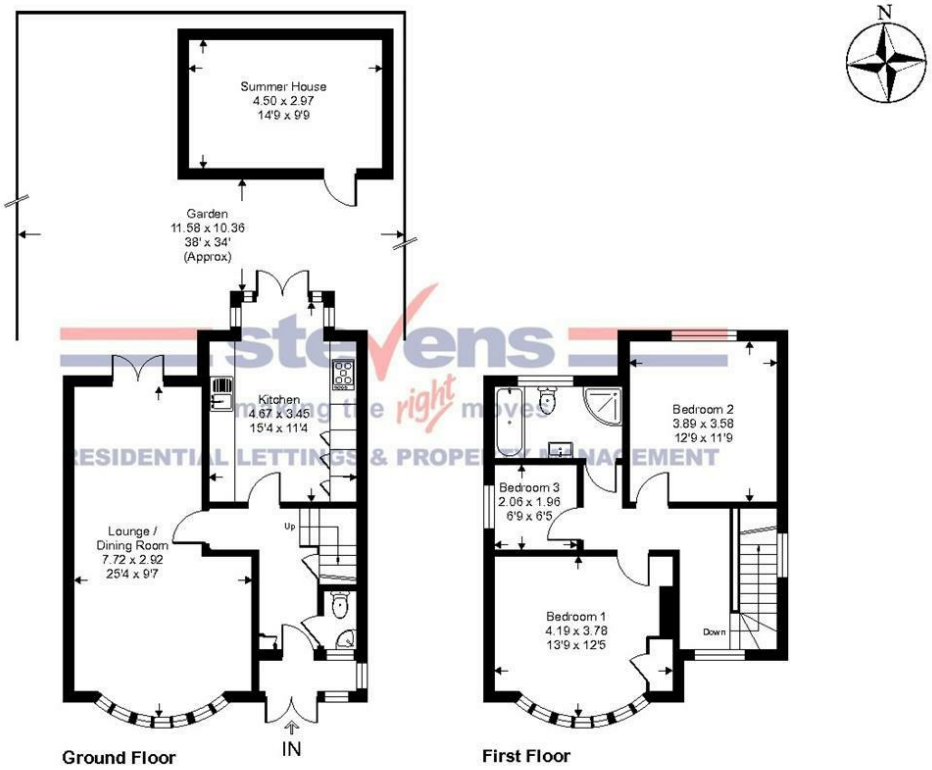
Although every effort has been taken in the production of these particulars, prospective purchasers should note:
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 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.

LOVE

Hotpoint

Millers Cagefoot Lane, BN5

Approximate Gross Internal Area = 103 sq m / 1111 sq ft
Approximate Outbuilding Internal Area = 14 sq m / 146 sq ft
Approximate Total Internal Area = 117 sq m / 1257 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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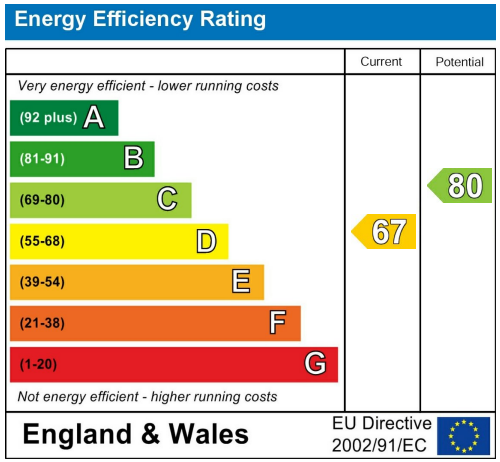

Viewings by appointment only

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