



**38 Borrer Drive
Henfield, West Sussex, BN5 9FQ
Asking Price £510,000 Freehold**

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ESTATE AGENTS

A Newly Built and Immaculately Presented Four Bedroom Semi-Detached Family Home in Henfield Village. The Property Benefits From an Extremely Large Lounge/Diner and a Master Bedroom with En-Suite Shower Room Occupying the Entire Top Floor.

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, entrance hall leading to the modern fitted kitchen with integral appliances including, washing machine, dishwasher, fridge/freezer, oven & gas hob. Large bright and spacious lounge/diner with double doors opening to the enclosed rear garden. Downstairs cloakroom and large under-stairs cupboard.

On the first floor are two double bedrooms, a fourth large single bedroom and the modern fitted family bathroom. On the second floor is the large master bedroom with in-built wardrobes and a modern fitted shower room.

Outside there is a private driveway and garage along with an enclosed rear garden with access and personal door to the garage.

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

Council Tax Band - E

Agents Note

A maintenance charge of approximately £185.00 is paid every 6 months to First Port Management which covers the shared amenities on the development.

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.





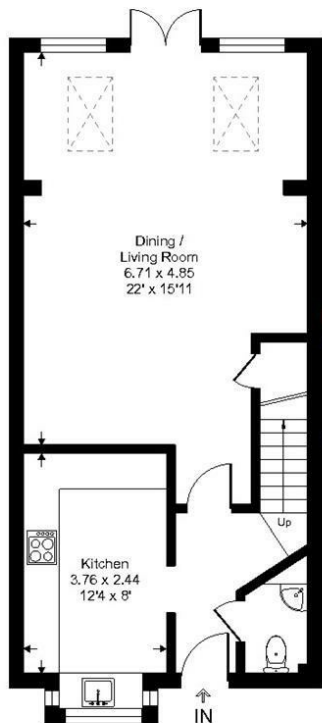


Borrer Drive, BN5

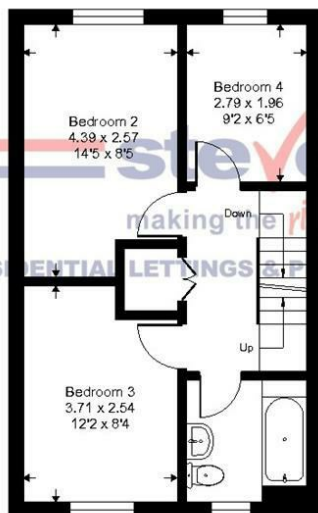
Approximate Gross Internal Area = 127 sq m / 1368 sq ft

Approximate Garage Internal Area = 13.6 sq m / 147 sq ft

Approximate Total Internal Area = 140.6 sq m / 1515 sq ft



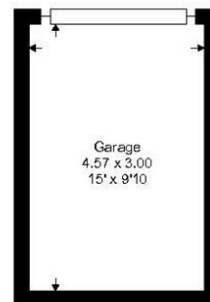
Ground Floor



First Floor

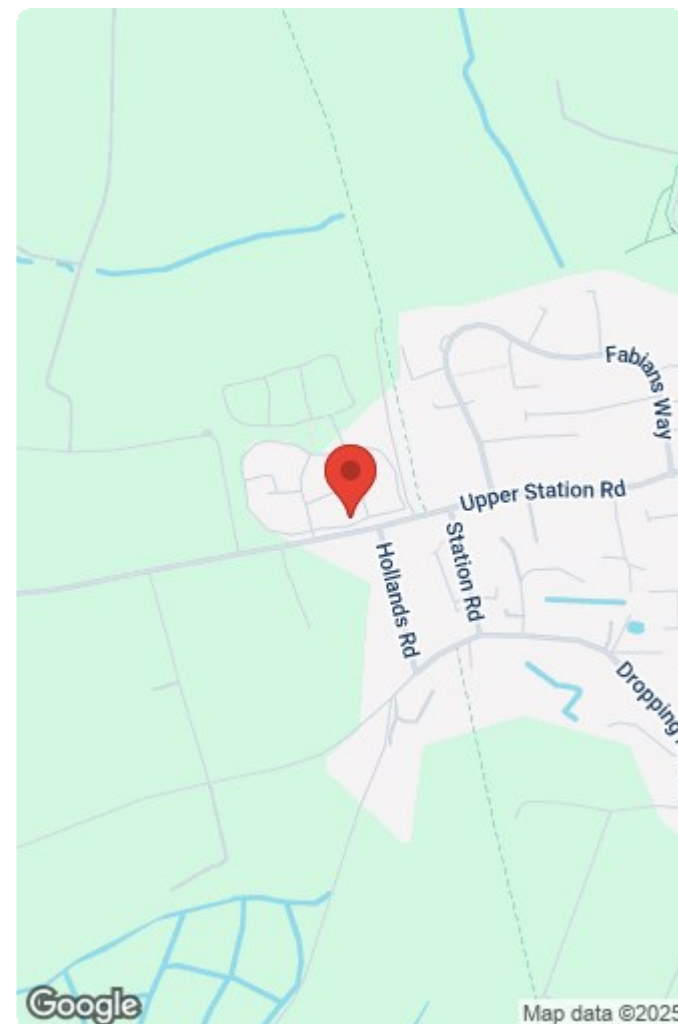


Second Floor



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		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(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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