



**11 Staples Barn  
Henfield, West Sussex, BN5 9PP  
Guide Price £495,000 Freehold**

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ESTATE AGENTS

# **A Well Presented Three Bedroom Extended Semi Detached Family House Situated in a Good Residential Area, Close to Country Walks and Benefiting from No On-Going 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**

A well presented semi detached house built of brick elevations under a tiled roof having the benefit of gas fired central heating and double-glazing. The accommodation is arranged over two floors and comprises on the ground floor of entrance, leading to entrance hall, light and bright sitting room with log burning stove. Large open plan kitchen/dining/living area with two sky lights, French doors opening to a generous deck and lawn area. Fitted kitchen with double oven, integrated dishwasher, solid wood worktops and understairs cupboards. Downstairs cloakroom and utility room with space and plumbing for washing machine and tumble dryer and side and rear access to the enclosed rear garden.

Stairs rise from the entrance hall to the first floor landing with doors to the three double bedrooms and family bathroom. Airing cupboard and loft access.

Outside is a large front garden with side access leading to an enclosed west facing rear garden. The garden benefits from a decked area with wooden pergola with the remaining garden being laid to lawn with mature shrubs. Large garden shed/workshop at the rear of the garden. Garden further benefits from rear and side access.

Council Tax Band - D

## **Agents Note**

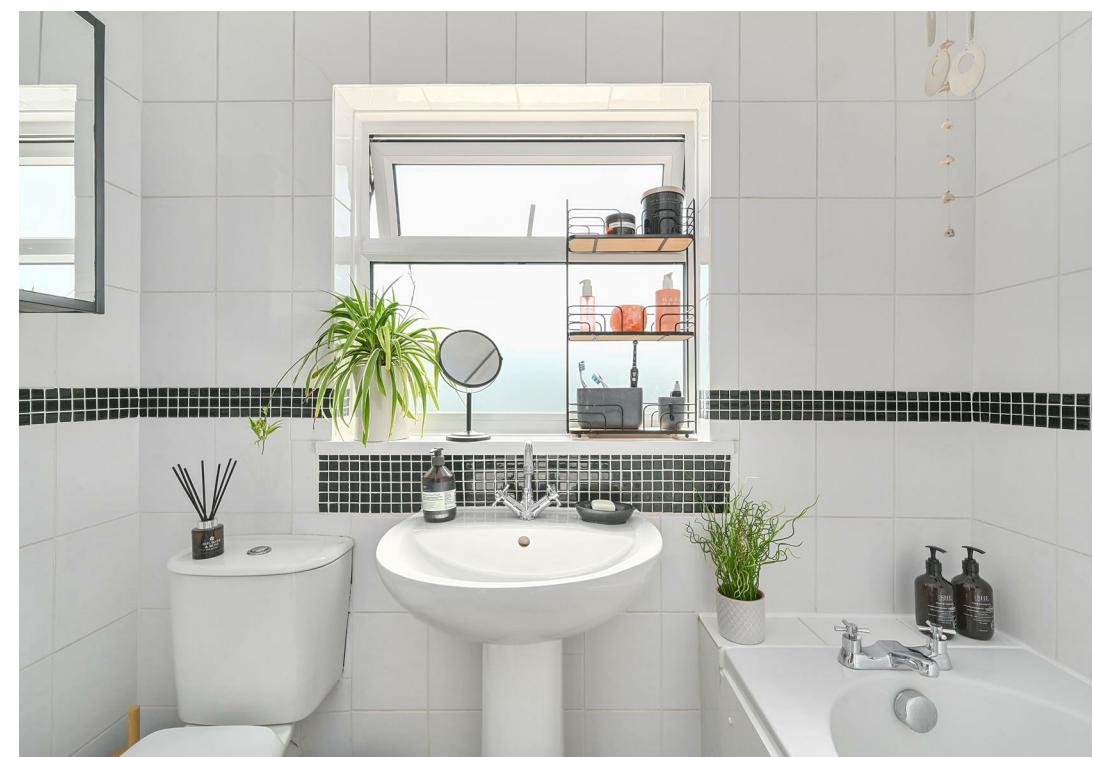
There is vehicular access and parking to the rear of the property which is owned by Horsham District Council and an annual licence can be applied for.

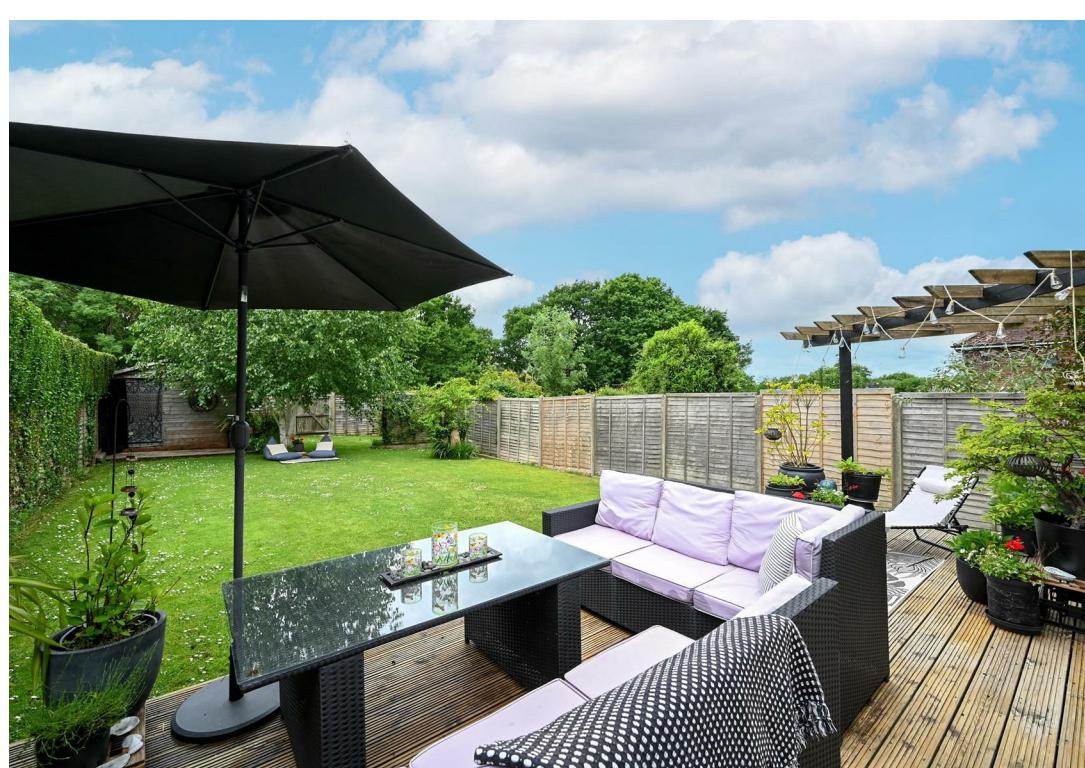
## **Property Misdescription Act 1991**

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.

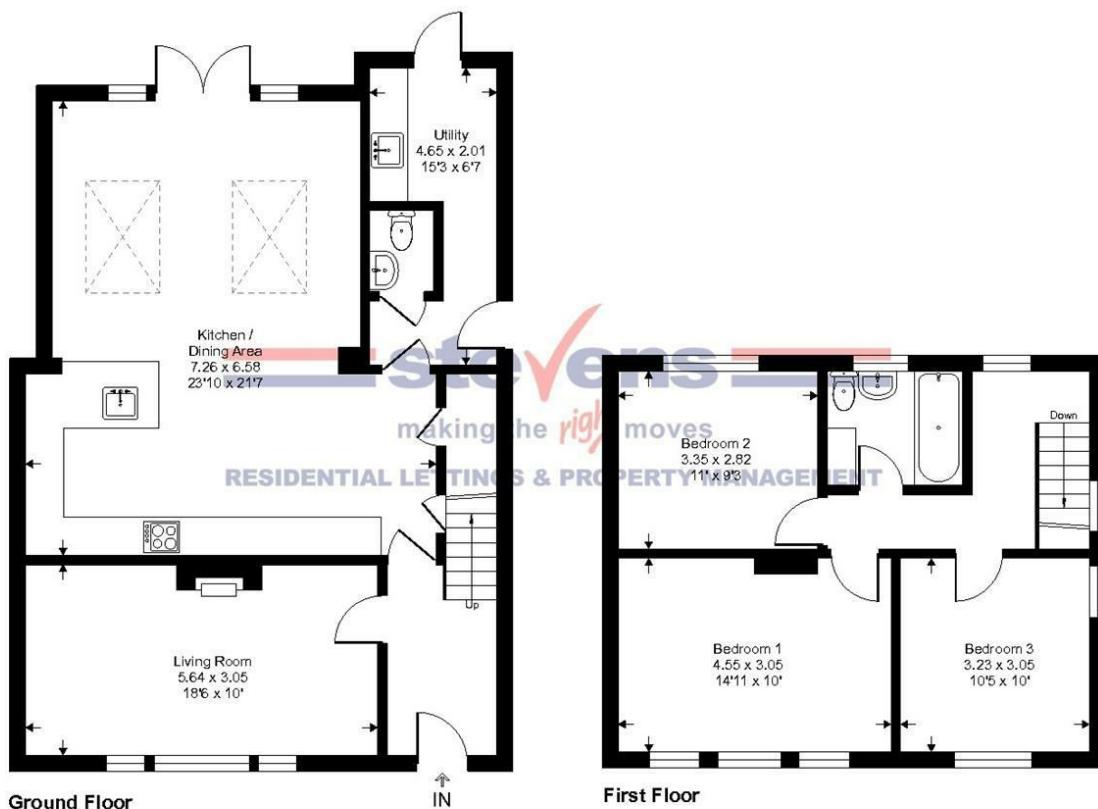






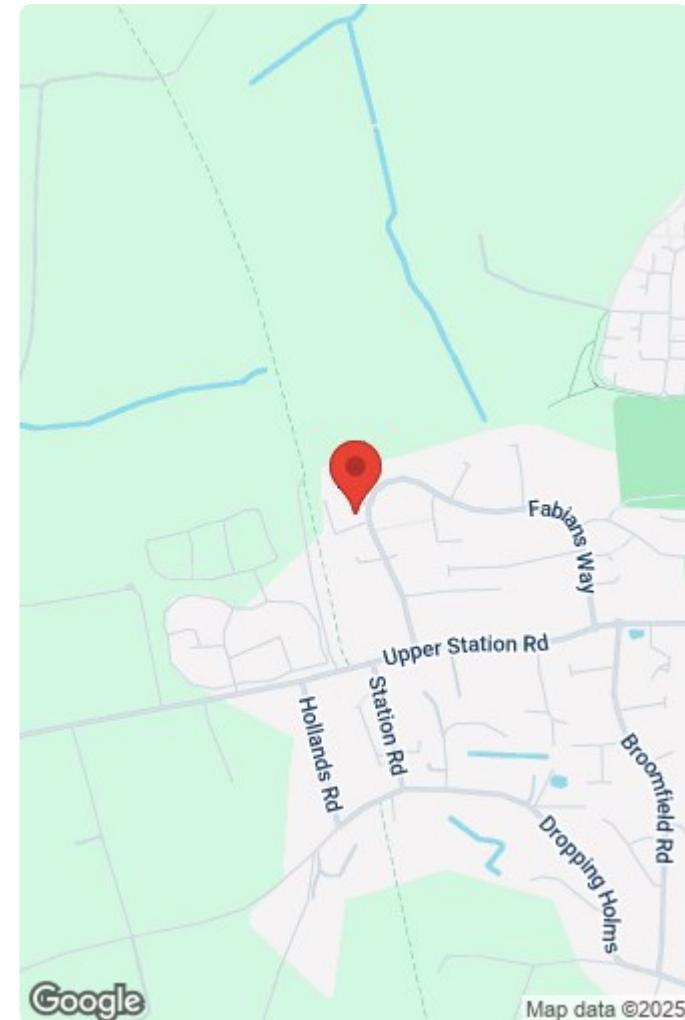
## Staples Barn, BN5

Approximate Gross Internal Area = 124.1 sq m / 1336 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		
(92 plus) A		
(81-91) B		84
(69-80) C		73
(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

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: [sales@stevens-estates.co.uk](mailto:sales@stevens-estates.co.uk)

[www.stevens-estates.co.uk](http://www.stevens-estates.co.uk)

