



**17 Hewitts**  
**Henfield, West Sussex BN5 9DT**  
**Guide Price £715,000 Freehold**

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ESTATE AGENTS



# **A Beautifully Presented Detached Bungalow Quietly Situated in a Sought After Cul-De-Sac Close to the Village High Street and Offering Well Appointed Bright Accommodation Throughout.**

## **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, large entrance hall leading to the bright and spacious open plan modern fitted kitchen and lounge. Also off the entrance hall is access to the large utility room. Further large inner hallway, large master bedroom with modern fitted en-suite shower room and inbuilt wardrobes, two further double bedrooms, one with double doors opening to the rear garden and a fourth bedroom/office. Modern fitted family shower room. The property has been fully refurbished in the last year and offers a versatile living space.

Outside there is a private driveway offering parking for multiple cars and a very pretty enclosed rear and side garden with patio and lawn area.

## **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.





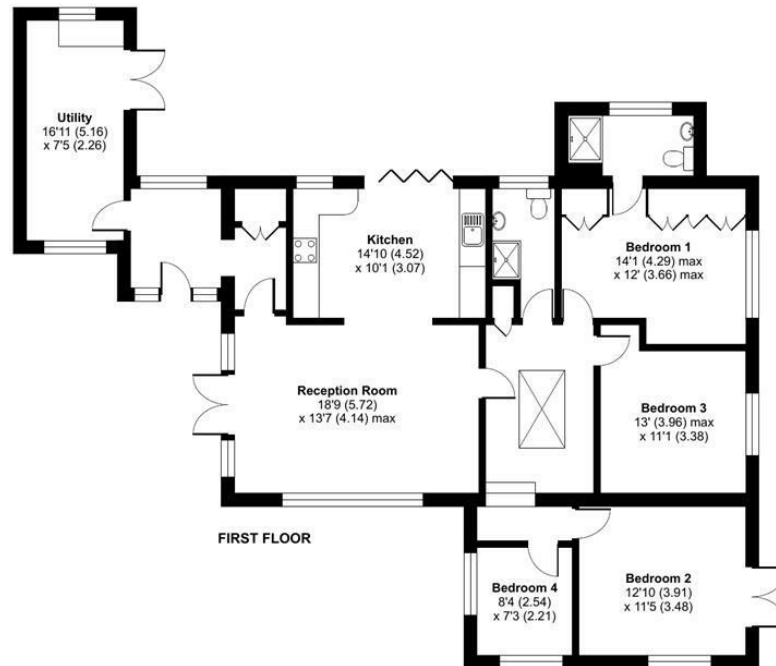




## Hewitts, Henfield, BN5

Approximate Area = 1428 sq ft / 132.6 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). ©nichecom 2022. Produced for Stevens Estates. REF: 826638



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</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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