



**5 Charlwood Drive,
Henfield, West Sussex, BN5 9FA
Guide Price £495,000 Freehold**

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A Beautifully Presented Three Bedroom Detached House Situated Within Walking Distance Of Henfield High Street. The Property Benefits from a Private Driveway & Garage.

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 with double doors opening to the bright and spacious double aspect lounge with French doors opening to the rear garden. Double aspect modern fitted kitchen breakfast room. Downstairs cloakroom and storage cupboard.

Upstairs there is a spacious master bedroom with a modern fitted en-suite shower room, double glass fronted in-built wardrobes and Juliette balcony doors. Two further bedrooms and a modern fitted family bathroom.

Outside there is a lovely enclosed rear garden with personal door to the garage and side access. To the front of the property is a private driveway and garage along with a small front garden.

The property was built in 2017 and has the remainder of the NHBC warranty and further benefits from neutral decoration throughout, gas central heating and double glazing.

Property Information

Council Tax Band E: £2907.67 2025/2026

Utilities: Mains Gas and Electric. Mains water and Sewerage

Parking: Garage and Private Driveway

Broadband: Standard 17 Mbps, Ultrafast 1800 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.

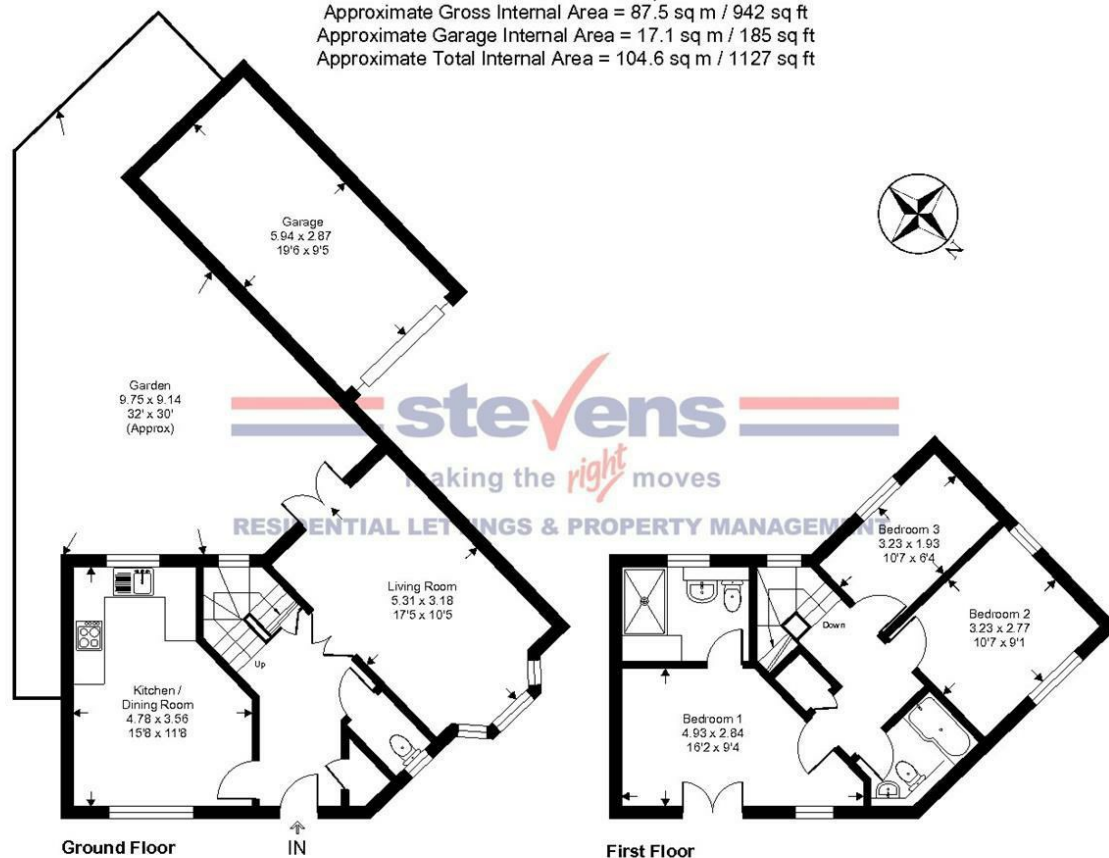






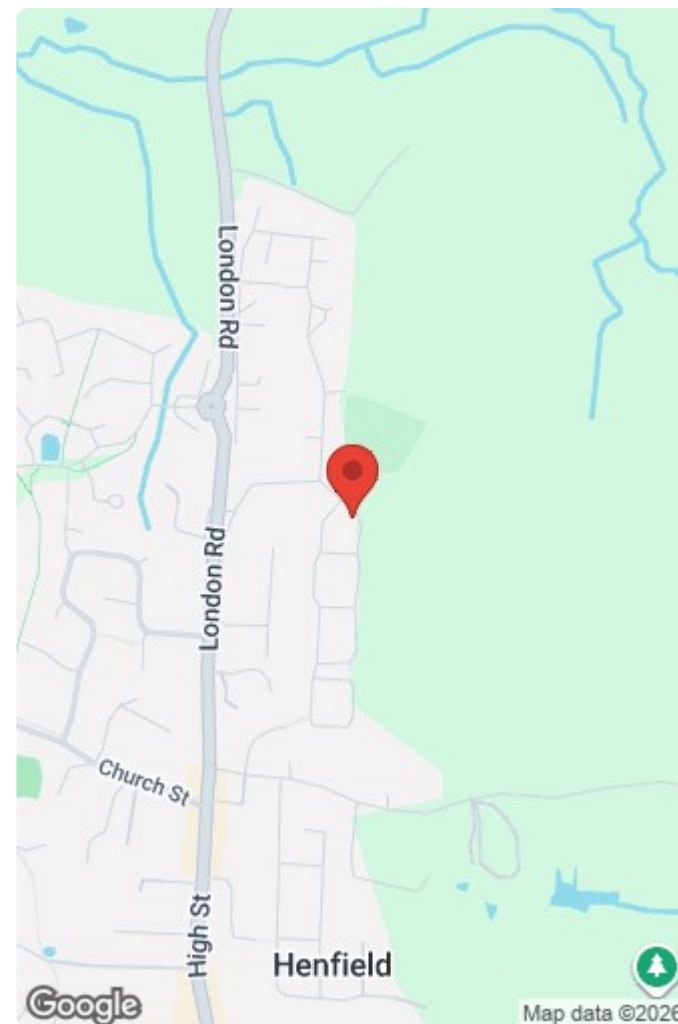
Charlwood Drive, BN5

Approximate Gross Internal Area = 87.5 sq m / 942 sq ft
Approximate Garage Internal Area = 17.1 sq m / 185 sq ft
Approximate Total Internal Area = 104.6 sq m / 1127 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		100+
(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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