



JAMES & JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



35 Borrer Drive

, Henfield, BN5 9FQ

Guide price £450,000

Freehold Council Tax Band



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35 Borrer Drive , Henfield, BN5 9FQ

James & James Estate Agents are delighted to bring to the market this beautifully presented family home situated on a sought after private estate in Henfield.

In brief, the accommodation comprises on the ground floor; a spacious kitchen breakfast room with integrated appliances, a ground floor cloakroom and a generous lounge diner with French doors leading onto a West facing rear garden.

To the first floor there are three bedrooms with an en suite shower to bedroom one and an additional family bathroom.

Externally there is a private drive with space for two cars and a garage with access directly into the garden. The West facing rear garden is predominantly laid to lawn with an extended patio area perfect for collecting the afternoon and evening sun.

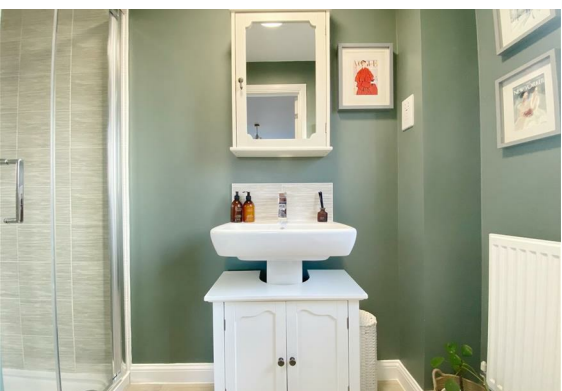
Ideally positioned for dog owners and walkers alike, just a stones throw from your front door, you have access straight on to the Downs Link path which runs from Shoreham through to Guildford.

Borrer Drive is situated on a private estate built by Barratt Homes and is situated to the Westerly end of the village off West End Lane. Henfield boasts an array of popular shops, cafes and pubs and is an idyllic location for those looking to escape to the country whilst maintaining easy access to your desired amenities.

In accordance with the Estate Agency Act 1979 section 21 (Connected Person), we would like to advise any potential purchaser that the seller of this property is a director of and James Estate Agents LTD.

Entrance





Kitchen Breakfast Room
12'9 x 11'3 (3.89m x 3.43m)

Cloakroom

Lounge Diner
15'5 x 13'9 (4.70m x 4.19m)

First Floor Landing

Bedroom One
13'2 x 8'6 (4.01m x 2.59m)

En-Suite Shower Room

Bedroom Two
9'4 x 8'6 (2.84m x 2.59m)

Bedroom Three
8'10 x 7'2 (2.69m x 2.18m)

Family Bathroom

West Facing Rear Garden

Private Drive

Garage

Floor Plan

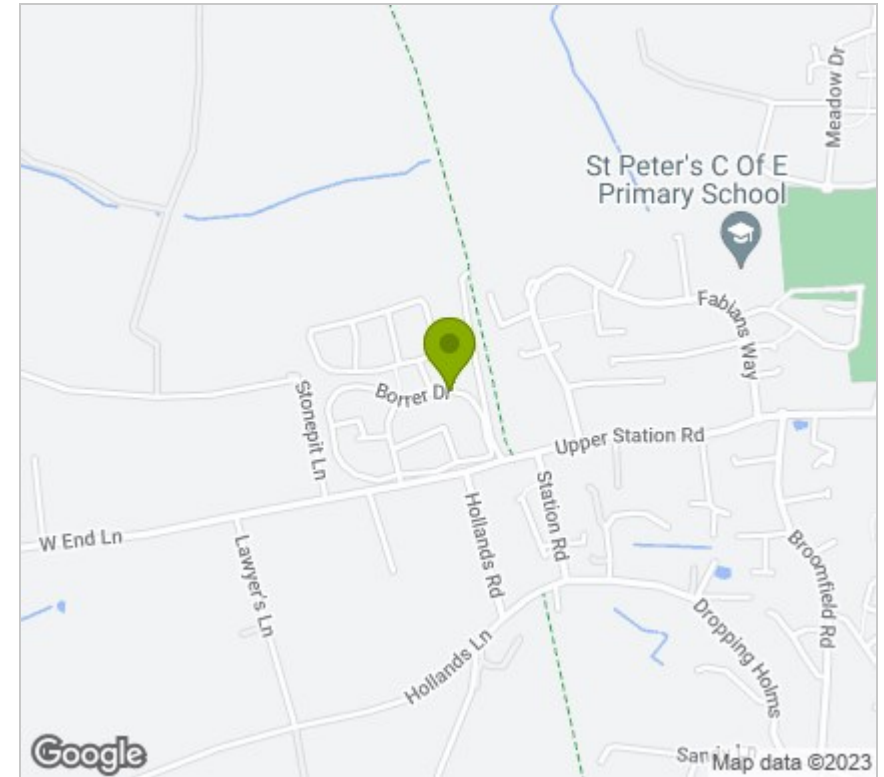


Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

