



3 Fillery Way, Henfield, West Sussex,
BN5 9FH



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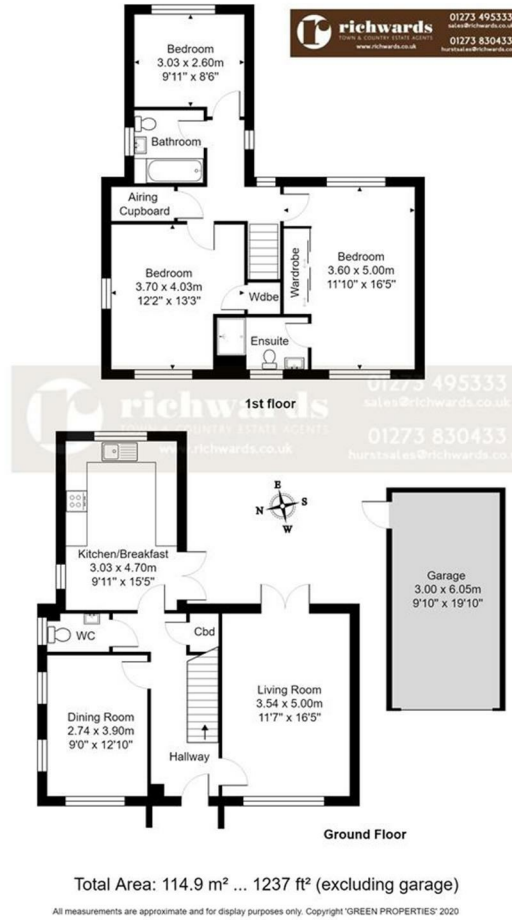
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Price guide £525,000

The property is quietly situated on this very sought after development built by Croudace Homes. There is pedestrian access through Benson Road which means that the High Street is just a few minutes walk. Henfield offers an excellent range of local facilities including 2 supermarkets, a greengrocers, bakers, pharmacy and many other independent retail outlets. There is also a wide choice of pubs, cafes and restaurants and both doctors and dental surgeries. Henfield borders many miles of open countryside yet the city of Brighton & Hove can be reached within 20 minutes by car. There is also a very useful bus service to both Brighton and Horsham, whilst Hassocks main-line station offers excellent commuter services to London.

An Immaculately Presented Detached House On This Highly Desirable Development With Many Superb Selling Features And Offered With No Onward Chain.



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AGENTS NOTE: Any information, including areas, measurements and distances, is given for guidance purposes only. We cannot give any undertaking that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs			100	Very environmentally friendly - lower CO ₂ emissions			100
(92 plus) A				(92 plus) A			
(81-91) B		86		(81-91) B		86	
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			