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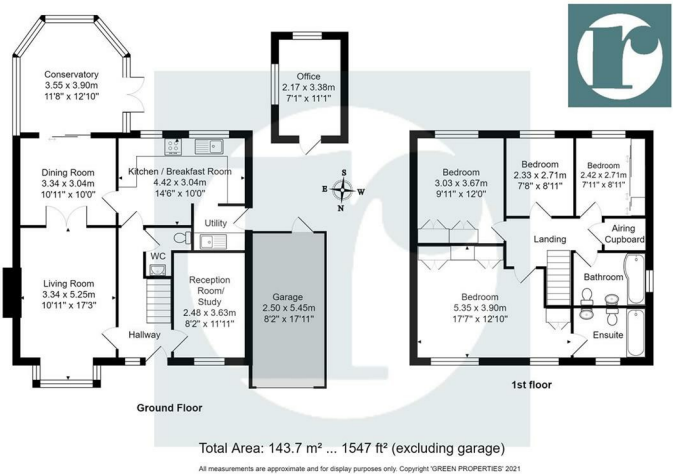
**18 The Hooks, Henfield, West
Sussex, BN5 9UY**

18 The Hooks, Henfield, West Sussex, BN5 9UY

Guide price £750,000

The Hooks is a very desirable no-through road situated in the heart of the village, being both quiet and central. There is a footpath at the entrance to The Hooks which runs through into Cagefoot Lane so the village High Street is within an easy walk. The village centre has a good range of shopping facilities as well as a selection of pubs and cafes. Henfield also has a village hall, sports centre and both doctors and dental surgeries. Many miles of countryside walking can be accessed nearby including the Downslink Path and there is an excellent bus service to both Brighton and Horsham.

A Detached 4 Bedroom House With A Secluded South Facing Rear Garden Quietly Situated In One Of The Most Sought After Locations In The Village With Many Appealing 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(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