

THIS PROPERTY IS OFFERED WITH NO ONGOING CHAIN.

Council: Horsham District Council
 Council Tax Band: E - £2629.82 2023/24

Sporting Facilities

- Football - Henfield Football Club
- Golf - Mannings Heath, Singing Hills & Pyecombe
- Showjumping - Hickstead
- Horse Racing - Goodwood, Brighton, Fontwell & Plumpton

Schools

- Primary School - St Peters - less than 1 mile and Jolesfield School in Partridge Green.
- Secondary School - Steyning Grammar (Towers site & Steyning Site) 6miles
- Independent Schools - Handcross Park Prep School, Hurstpierpoint College, Lancing College, Burgess Hill School for Girls, Windlesham House, Sompting Abbots Prep School & Brighton College

There is a selection of children's nurseries and a great soft play centre.

Location

- Brighton: 12miles - 25 mins
- Horsham: 12miles - 25 mins
- London: 58miles - 1hr30mins drive.



Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Charlwood Drive,
 Henfield, BN5



Property Features

- 3 Double Bedrooms
- Large Kitchen & Lounge
- Large Hallway
- Gas Central Heating
- Private Garden
- Detached Garage

"I love how light the property is, most rooms are double aspect, meaning the property is wonderfully light. The other houses are set back and it feels so spacious compared to other new build estates." Agents View

24 Charlwood Drive is a beautiful modern semi-detached home with three double bedrooms., located in the picturesque village of Henfield.

Downstairs the property benefits from a large hallway with a W/C and two good sized storage cupboards, The kitchen is a large, bright eat-in kitchen with plenty of worktops, under counter fitted washing machine, gas hob, high level double electric oven, extractor fan and space for a fridge/freezer. The units are white with a grey worktop and a light tiled floor keeping the room bright and airy. You can look out on to the pretty garden at the rear of the property whilst at the sink and the kitchen table is located by the window at the front.

The sitting room is a good size with a tv point and ample plugs. It is dual aspect allowing lots of light to flood the property, with opening double doors onto the south facing patio and the pretty rear garden.

The large detached garage can be accessed via the drive which provides offroad parking for 1 car. The garage can also be accessed via a personnel door from the garden . The garden also has access direct from the drive via a high gate.

The light continues up the curved stairs to the three bedrooms and family bathroom. The large master bedroom is exceptionally light and has a convenient en-suite shower room. The second bedroom is another very light large double room with the third bedroom being a smaller double.

This development was built in 2017 and at only 6 years old, it is still covered by the builders 10-year guarantee. It has gas central heating throughout and has an impressive B energy rating level, which means the property is very energy efficient resulting in lower running costs.

Henfield is a delightful large village with its range of independent shops including some great cafes and a convenient supermarket. Henfield offers a library, leisure centre, medical centre and has a selection of country pubs nearby. The village is located on the Downs Link Bridleway linking Guildford to the coast at Shoreham, and this property is a stones throw from a pond and open countryside, shown on the drone video footage, offering a wealth of beautiful walks. It truly is a lovely property in a great location and viewing is highly recommended.

The home owner likes Henfield because "The community is friendly, its an ideal area for all ages given the variety of amenities available."

To arrange a viewing call Rebecca on 07464 043045



Rebecca Batchelor 
 BESPOKE ESTATE AGENT

