



104 Parsonage Road
Henfield, West Sussex BN5 9HZ
Asking Price £465,000 Freehold

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ESTATE AGENTS

An Extremely Well Presented Detached Family House Situated in a Popular Location within the Village of Henfield Close to Local Amenities and Country Walks



Situation

The property is situated in a popular residential area being within easy walking distance of the High Street, primary school and sports centre. 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 a 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

A well presented and deceptively spacious modern detached house built of brick and part tile hung elevations under a tiled roof being complemented by double-glazing, gas fired central and cavity wall insulation. An 'English Door Company' front door opens to the entrance hall with doors to cloakroom, integral garage, sitting room opening to a dining room and in turn to the kitchen. From the entrance hall the stairs rise to the first floor landing with doors to the four bedrooms, bathroom and cloakroom. Outside is a driveway to the integral garage with side access leading to enclosed rear garden with timber Summer House.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT TO FULLY APPRECIATE THIS WELL PRESENTED AND SPACIOUS PROPERTY

The accommodation in brief is as follows:

ENTRANCE

English Door Company front door leading to:

SPACIOUS ENTRANCE HALL

Wood effect laminate flooring, radiator, power points, dado rail, coved and textured ceiling, stairs rising to first floor, telephone point, door to integral garage.

CLOAKROOM

White suite comprising close coupled low-level w.c., vanity unit with tiled splash back incorporating oval wash hand basin and cupboards below, radiator, display shelf, opaque upvc double-glazed window and textured ceiling.

SITTING ROOM

19'8" x 11'0" (5.99 x 3.35)

Feature fireplace with inset coal effect electric fire, wood effect laminate flooring, double radiator, coved ceiling, t.v point, double-glazed sliding patio doors leading to rear garden. Folding doors leading to:

DINING ROOM

12'10" x 11'4" (3.91 x 3.45)

Upvc double-glazed picture window overlooking rear garden, power points, wood effect laminate flooring, coved ceiling, deep understairs cupboard with shelving, door to:

KITCHEN

13'8" x 7'10" (4.17 x 2.39)

Part ceramic tiled with range of base-level units with worksurfaces over incorporating one and a half bowl single drainer sink unit with cupboards below, space and plumbing for washing machine and dishwasher, space for cooker with gas/ electric cooker point, space for fridge. Matching range of eye-level units incorporating three speed extractor fan with light, cupboard housing 'British Gas' gas fired boiler supplying domestic hot water and central heating, coved ceiling, half upvc double-glazed door to side access, upvc double-glazed picture window overlooking the front garden.

FIRST FLOOR

LANDING

Access to roof space, power point, dado rail, coved and textured ceiling, central heating thermostat, airing cupboard housing lagged copper cylinder, fitted immersion heater and slatted shelving.

BEDROOM 1

11'0" x 11'9" (3.35 x 3.58)

Radiator, power points, double fitted wardrobe cupboards with folding doors, power points, coved and textured ceiling, upvc double-glazed window.

BEDROOM 2

10'2" x 11'5" (3.10 x 3.48)

Radiator, power points, range of fitted wardrobe cupboards, wood laminate flooring, coved and textured ceiling, upvc double-glazed window.

BEDROOM 3

14'1" x 8'2" (4.29 x 2.49)

(into recess) Radiator, power points, wood laminate flooring, upvc double-glazed window overlooking front garden.

BEDROOM 4

13'6" x 7'11" (4.11 x 2.41)

(into recess) Radiator, power points, upvc double-glazed window, coved and textured ceiling.

CLOAKROOM

White suite comprising low-level w.c., wash hand basin with tiled splashback, radiator, coved and textured ceiling, opaque upvc double-glazed window.

BATHROOM

Fully ceramic tiled with white comprising panelled bath with power shower over and glass screen, vanity unit inset oval wash hand basin, cupboards and shelving below, radiator, wall mounted mirror, opaque upvc double-glazed window.

OUTSIDE

Private resin bonded driveway leading to:

GARAGE

17'5" x 7'6" (5.31 x 2.29)

Up and over door, power and light, cupboard hosing electric meters, personal door to entrance hall.

OPEN PLAN FRONT GARDEN

Laid with resin bonding providing parking for 2/3 vehicles. Side access leading to:

ENCLOSED REAR GARDEN

Raised brick paved patio, steps leading to further paved patio, lawn area with flower border containing various shrubs, path leading to an insulated and lined timber Summer House with double glass doors, light and power. post and rail fencing.

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

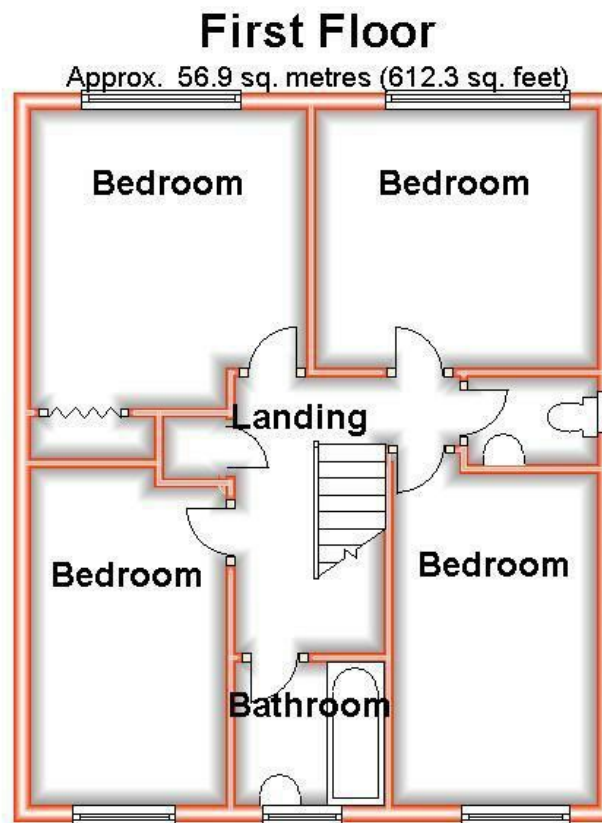
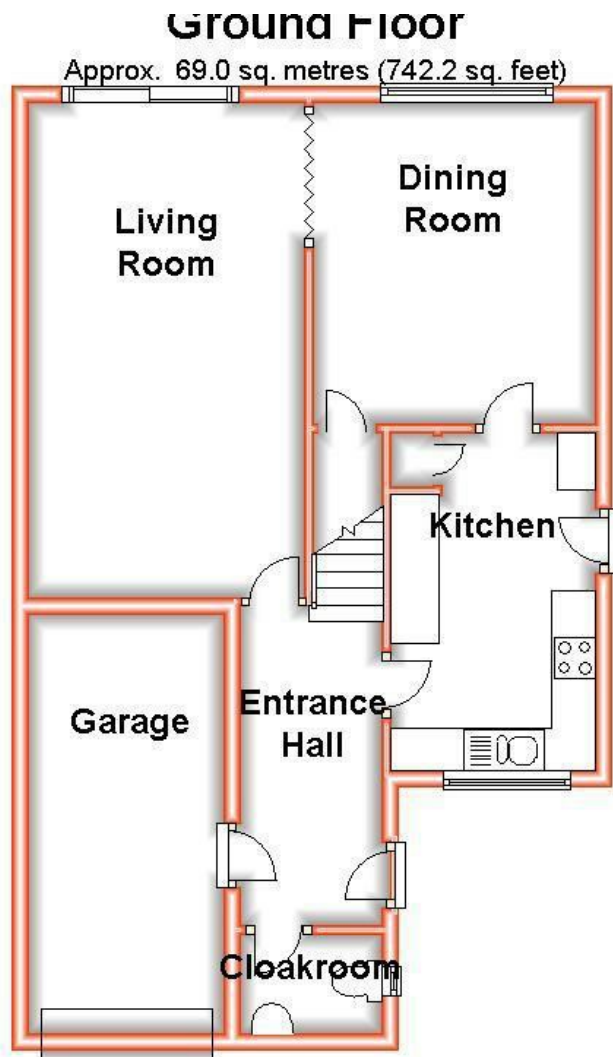
1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.
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.











Total area: approx. 125.8 sq. metres (1354.5 sq. feet)



Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	65	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		