



1 Meadow Drive
Henfield, West Sussex BN5 9FG
Asking Price £399,950 Freehold

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ESTATE AGENTS

1 Meadow Drive, Henfield, West Sussex BN5 9FG

A Well Presented Modern Family House Situated on a Popular Development with Enclosed Garden and Garage situated in a Good Residential Area Close to Open Farmand and Country Walks.

Situation

The property is situated on the north side of the village being close to open farmland and country walks. Henfield has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, modern medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. The coast is about 8 miles distant.

Description

Built by Charles Church approximately eight years ago and has the remainder of a structural guarantee. The property is built of brick elevations under a pitched roof complemented by double glazing and gas fired central heating and also benefits from high ceilings. The accommodation is arranged over two floors comprising on the ground floor, entrance hall, cloakroom, lounge/dining room with French doors onto a south/west facing enclosed rear garden and a fitted kitchen. Stairs from the entrance hall rise to the first floor landing with doors to master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside is a small front garden, side access to rear garden and garage situated in a nearby compound.

VIEWING COMES VERY HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT

The accommodation in brief is as follows:

CANOPIED ENTRANCE PORCH

Light, opaque double glazed door leading to:

ENTRANCE HALL

Radiator, telephone point, central heating thermostat, stairs to first floor.

CLOAKROOM

White suite comprising close coupled low-level dual flush w.c, pedestal wash hand basin with tiled splashback, radiator, opaque double glazed window.

LOUNGE

Two radiators, TV point, upvc double glazed French doors with adjoining upvc double glazed side screens leading to south & west facing rear garden. Deep understairs housing electric meter and trip switch fuse box.

KITCHEN

Range of base level units with worksurfaces and upstands over incorporating stainless steel one and a half bowl single drainer sink unit with monochrome tap, space and plumbing under washing machine, AEG four ring gas hob with glass backsplash and electric oven under and three speed extractor over with light. Matching range of eye-level units, upvc double glazed window overlooking front with tiled sill, space for upright fridge freezer, radiator.

Stairs from the entrance hall rise to:

FIRST FLOOR

LANDING

Radiator, access to insulated roof space.

BEDROOM 1

Double fitted wardrobe cupboard, TV point, radiator.

EN-SUITE SHOWER ROOM

Fully tiled shower cubicle with wall mounted thermostatic shower and sliding door, close coupled low-level w.c, pedestal wash hand basin with tiled splashback, shaver point and radiator.

BEDROOM 2

Double glazed window, radiator.

BEDROOM 3

Double glazed window, radiator.

BATHROOM

White suite comprising panelled bath with mixer tap to hand shower and twin hand grips, close coupled low-level dual flush w.c, pedestal wash hand basin with tiled splashback, shaver point, radiator and Velux window.

OUTSIDE

FRONT GARDEN

Paved path, shale area, cupboard housing gas meter, water tap - enclosed by white picket fence. Gate to:

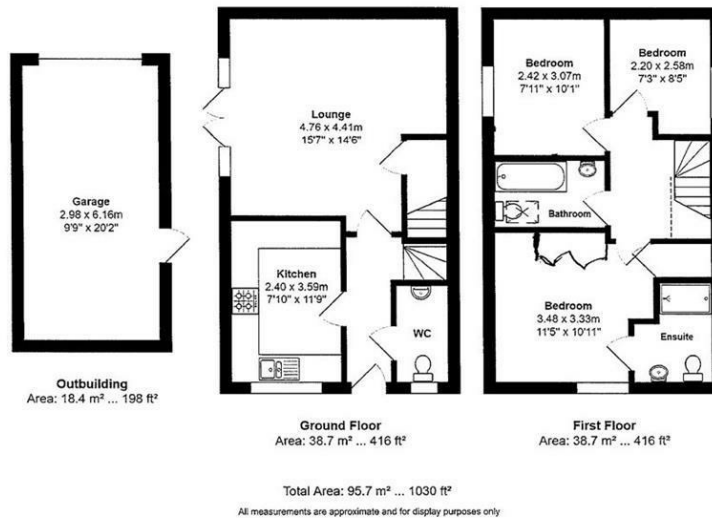
SOUTH & WEST FACING REAR GARDEN

Larger than average. Mainly laid to lawn with paved path, light and gate to rear access leading to:

GARAGE

Brick built with pitched tiled roof, up and over door.





Viewings by appointment only

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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 82 | |
| (69-80) C | | | |
| (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 | | | 97 |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

