


**4 Park Road,**
**Henfield, West Sussex, BN5 9DS**
**Price £450,000 Freehold**

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# A delightful Edwardian Terraced Home, located on a Private Road adjoining the High Street in Henfield Village Centre. With Two Double Bedrooms, Two Bathrooms and a Further Handy Loft Room.

## Henfield
Henfield High Street is bustling with activity, featuring both artisan and boutique shops that offer a variety of local produce as well as items from further afield. Popular cafes and tea rooms, such as Relish, Post House Café, Cristina's, Partage, and AbiliTea, are always well-loved by visitors. For grocery shopping, Sainsbury's Local and One Stop are convenient options. If you're looking for a wider selection, Holmbush in Shoreham and Burgess Hill offer larger superstores. For those who prefer locally sourced produce, Swains Farm Shop is a real treat. Additionally, the Stagecoach bus service connects residents to nearby towns, including Horsham and the city of Brighton, which provide more extensive shopping and leisure options.

## Description
Stevens is pleased to present this charming two-bedroom Edwardian terraced property, ideally located just moments from the High Street on the sought-after Park Road in the heart of Henfield. This delightful home effortlessly combines period character with contemporary living, offering an exciting opportunity for its next owner due to its well-maintained condition and potential.

An attractive archway adorned with roses frames the entrance, setting a lovely tone for what lies within. Upon entering, the ground floor showcases an impressive open-plan layout—an appealing feature for modern living and entertaining. The space is centered around a striking brick-built fireplace, complemented by soft panelling and neutral tones that enhance the home's character. This design allows for a convenient move-in experience.

The rear portion of the property features a country-style kitchen, where thoughtfully designed units on three sides provide ample storage while discreetly housing essential white goods. This area flows seamlessly into the dining space at the back, which boasts a pleasant view of the mature gardens.

Stairs lead to the first floor, where both double bedrooms are located, with the main bedroom offering floor-to-ceiling built-in storage on either side of the chimney breast. The property also includes two well-appointed bathrooms—one with a roll top bath and Victorian style hand shower and the other with a walk in shower. A standout feature is the useful loft room accessed from the main bedroom, currently utilized as a bright workspace or studio, complete with additional large eaves storage.

Externally, the property features a mature garden that provides a tranquil outdoor retreat, teeming with natural activity and vibrant colours.

Situated on a quiet, no-through private road, this characterful property is not to be missed. Early viewing is highly recommended to fully appreciate the unique charm and extensive features that this superb home has to offer!

## Property Information
Council Tax Band D: £2,499.62 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Broadband: Standard 20 Mbps, Superfast 80 Mbps (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

## 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.



















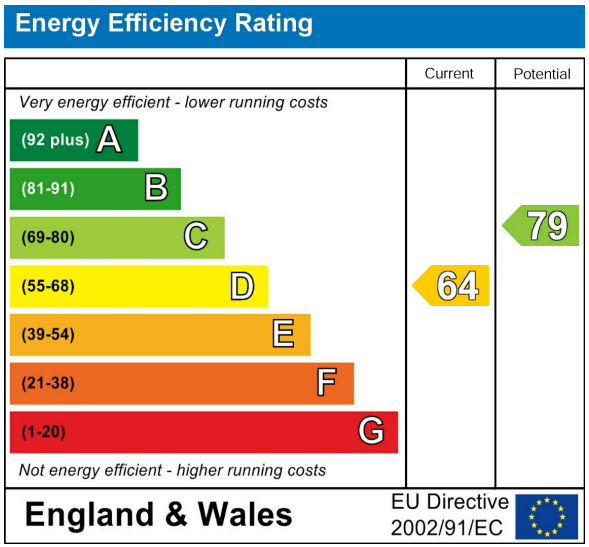
# Park Road, BN5

Approximate Gross Internal Area = 101.1 sq m / 1089 sq ft




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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**Viewings by appointment only**
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