

8 Manor Way,
Henfield, West Sussex, BN5 9LA
Guide Price £390,000 Freehold

stevens
making the right moves
ESTATE AGENTS

Moments from Henfield High Street, is this Two-Bedroom Bungalow, with Vast Potential, a Mature Orchard Style Garden, Log Cabin & No-Onward Chain.

Situation
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 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
Offered for sale with the benefit of no onward chain, this semi-detached bungalow is located in a prime location, set back from the road and just moments from Henfield High Street. This is a property not to be missed!

The property is accessed through a set of picket gates, enhancing its character and charm. It is further sheltered from the street, by a privet hedge and mini orchard providing additional privacy.

Upon entering, you will find a large living room that extends to 15'9" at the bay window, featuring an inviting open fireplace. The bright kitchen offers a pleasant view of the rear garden and includes ample work surface space, both floor and wall-mounted storage, as well as a convenient breakfast bar. The bungalow boasts two double bedrooms and a family bathroom, which is finished in a half-tile pattern. While the property could benefit from some modernisation, the potential for improvement is vast, including the option to extend into the roof space, as many nearby homes have done (STNC).

Outside, the rear garden is divided into two parts and is laid to lawn, adorned with numerous established trees. The first section features a large timber cabin that could serve as a workspace, gym, or playroom, while the rear of the garden has a patio area and two additional timber outbuildings.

We highly recommend an early viewing to appreciate all that this charming bungalow has to offer. Call Stevens Estates to arrange your internal inspection today!

Property Information
Council Tax Band D: £2499.62 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Driveway
Broadband: Standard 18 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.













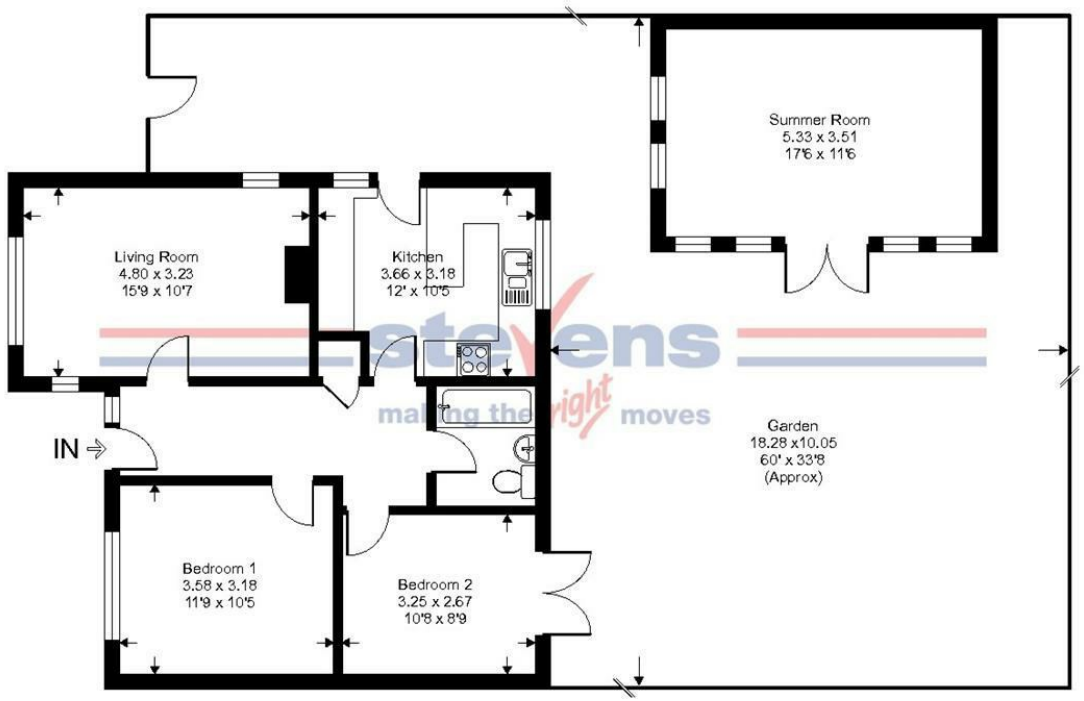






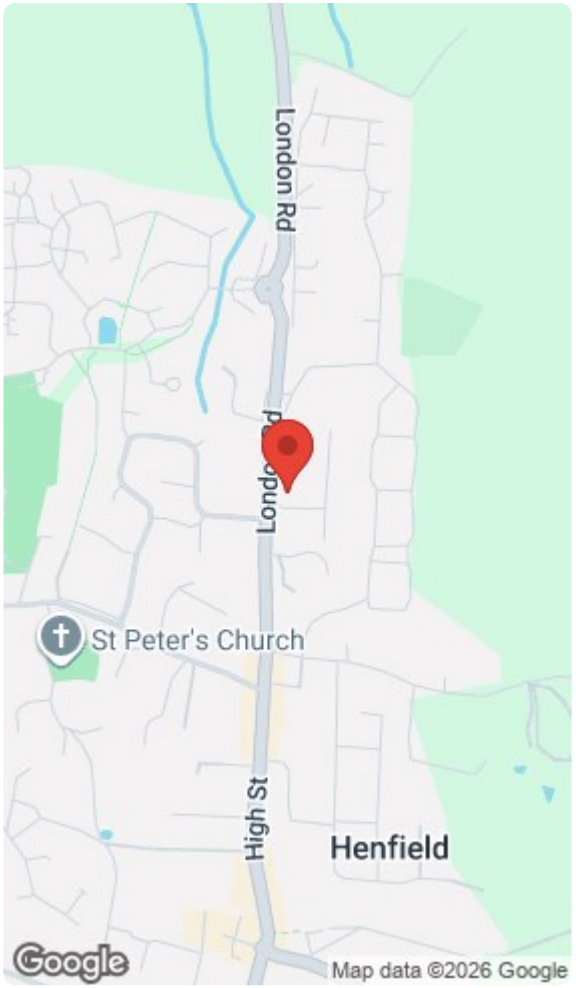
Manor Way, BN5

Approximate Gross Internal Area = 62.8 sq m / 677 sq ft
Approximate Outbuilding Internal Area = 18.6 sq m / 201 sq ft
Approximate Total Internal Area = 81.4 sq m / 878 sq ft

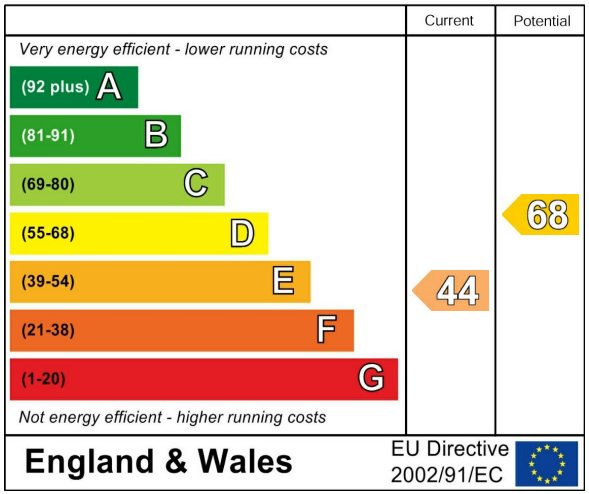


Ground Floor

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.
Copyright Casaphoto Ltd. 2025 - Produced for Stevens



Energy Efficiency Rating



Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA
Tel: 01273 492141 Email: sales@stevens-estates.co.uk

www.stevens-estates.co.uk

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK
rightmove find your happy
THE GUILD OF PROFESSIONAL ESTATE AGENTS GUILDPROPERTY.CO.UK