

33 Meadow Drive,
Henfield, West Sussex, BN5 9FG
Asking Price £450,000 Freehold

stevens
making the right moves
ESTATE AGENTS

A Well Presented "Charles Church" style Semi Detached Family Home, Offered For Sale with Three Double Bedrooms and 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
This well-presented family home is situated towards the rear of the "Deer Park" development. It boasts three double bedrooms, a favoured southerly-facing rear garden, and no onward chain!

Access to the property is via a small undercover walkway, which passes additional external storage, or from a cul-de-sac at the rear where the garage is located, along with plentiful parking options.

Upon entering, you will be greeted by a spacious entrance hallway illuminated by southerly and westerly windows. The modern kitchen boasts white high-gloss high and low-level units hiding essential white goods, paired with contrasting black work surfaces, offering views over the side garden. The lounge and separate dining area are spacious & both provide pleasant views over the rear garden.

Stairs lead to the first floor, where you'll find a generous landing area and all three bedrooms. The first two bedrooms are considered doubles, while the main bedroom is also spacious, featuring built-in wardrobe storage and an en-suite shower room. The oversized family bathroom is equipped with a matching white suite, and an additional airing storage cupboard completes the upstairs layout.

Outside, the favoured southerly-facing garden is primarily laid to lawn, with a patio path leading to the garage which has power and light. The garage itself is serviced by an up-and-over door.

The property is presented in neutral tones throughout, with flat plaster walls and ceilings, making it ready for you to move in. In our opinion, early viewing is essential to appreciate all that this home has to offer!

There is an annual service charge for the estate which was approximately £300.00 per annum last year, 2026 TBC.

Property Information
Council Tax Band D: £2,379.00 2025/2026
Utilities: Mains Gas & Electric. Mains water and sewerage
Parking: Garage and allocated parking space
Broadband: Standard15 Mbps, Superfast 1800 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.









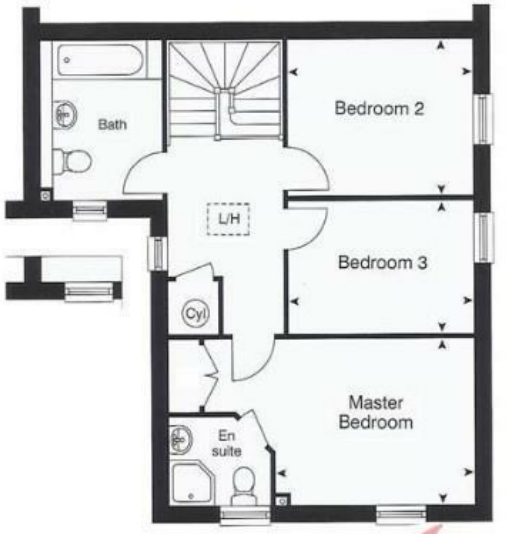












First Floor

First Floor

Master Bedroom
3.66m x 2.98m 12'0" x 9'8"

Bedroom 2
3.37m x 2.81m 11'1" x 9'2"

Bedroom 3
3.37m x 2.39m 11'1" x 7'8"

stevens
making the right moves



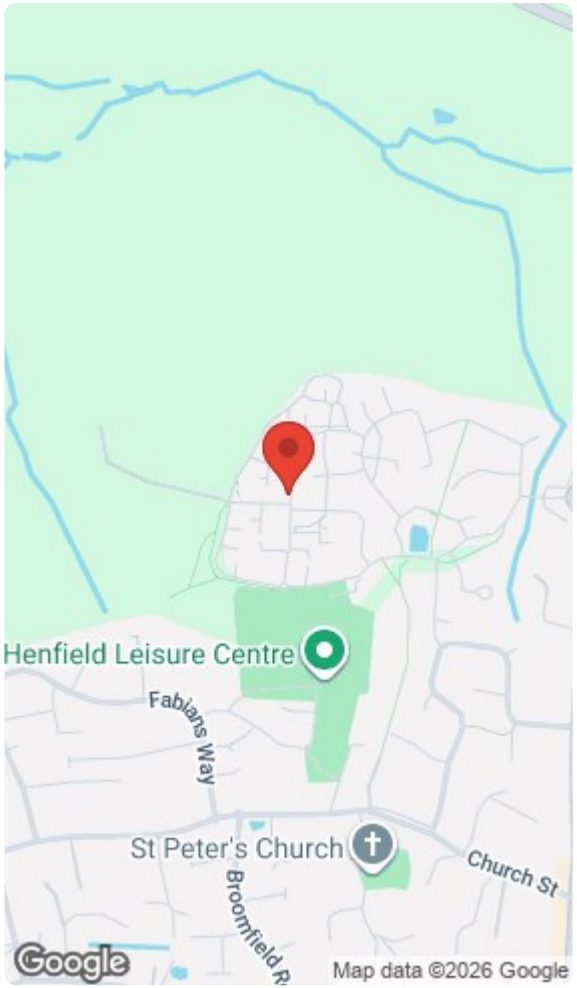
Ground Floor

Ground Floor

Living Room
4.74m x 3.35m 15'6" x 10'10"

Dining Room
3.55m x 2.98m 11'6" x 9'8"

Kitchen
3.55m x 2.47m 11'6" x 8'1"



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(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	

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