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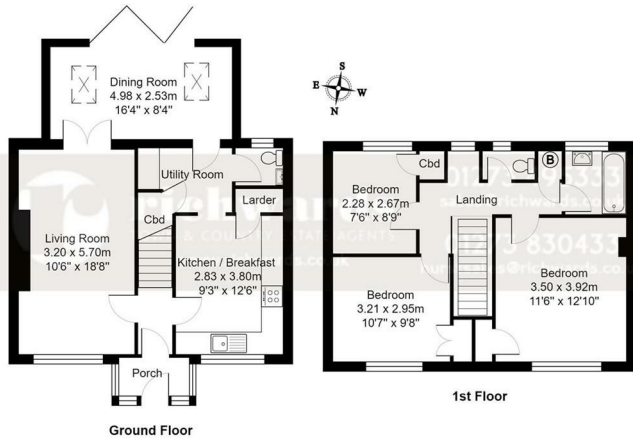
46 Staples Barn, Henfield, West  
Sussex, BN5 9PN

# 46 Staples Barn, Henfield, West Sussex, BN5 9PN

## £345,000

Staples Barn is located on the north western outskirts of the village with easy access to facilities including the bustling High Street with it's eclectic range of shops, cafes, pubs and restaurants. Henfield Leisure Centre is also nearby. Many miles of countryside walking and cycling is available from Henfield including the Downslink cycle path. Secondary schooling is available at Steyning Grammar.

A Beautifully Presented Three Bedroom Family Home With Good Sized Garden, Off Street Parking & Located Within Strolling Distance Of St Peter's CEP School.



Total Area: 101.0 m<sup>2</sup> ... 1087 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Copyright "GREEN PROPERTIES" 2020



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**AGENTS NOTE:** Any information, including areas, measurements and distances, is given for guidance purposes only. We cannot give any undertaking that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.  
**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(2 plus) <b>A</b>
(81-91) <b>B</b>		84	(B1-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	70		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions