

Henfield Road

Brighton

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About the property

SOLD BY LEXTONS AUCTIONS

Auction Guide £650,000

Grange Farm Cottage is a charming detached property sitting proudly on a large and substantial plot of land in Poynings very approximately 0.6 of an acre in size and within this Serene Countryside setting. The accommodation offers much charm and character set mainly over two floors whilst complimenting this is a double garage with annex room above. The detached barn, set within the grounds also provides historic and useful accommodation.

To the left of the driveway is an additional and substantial piece of land that subject to all necessary consents may be suitable for development whilst currently, it provides significant and substantial parking for several vehicles.

Notwithstanding the property is being sold with full vacant possession, the current owner currently runs The Poynings Cat Boarding Hotel based here and with the cattery in one of the easily removable outbuildings to the rear of the garden. The owner also has a furniture business that is located in the large brick double garage. Both of these businesses will naturally cease trading upon completion of the sale however if whomever purchases wishes to continue with either or both then this is something that is able to be discussed.

Poynings is considered to be a quintessential Sussex countryside village, beautifully situated within the green pastures and picturesque rolling hills of the Downs offering the most magnificent and far reaching views anyone could ever ask for. Whilst enjoying this highly coveted location, access to both the city centres of Brighton and Hove are but a 20 minute car journey away whilst in the other direction, and similar distance away is Gatwick International Airport. Haywards Heath, Burgess Hill and Hassocks are all within very easy reach with each benefiting from their own mainline railway stations.

ALL QUOTED MEASUREMENTS ARE VERY APPROXIMATE AND ARE NOT TO BE RELIED UPON IN ANY WAY AS TO THEIR ACCURACY.

Henfield Road Brighton

£650,000



4

BEDROOM

2

RECEPTION

2

BATHROOM









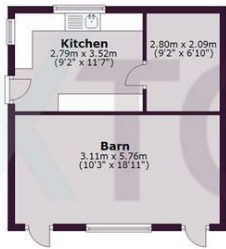
SCAN HERE TO VIEW ALL AUCTION PROPERTIES

Ground Floor
Approx. 273.7 sq. metres (2945.8 sq. feet)

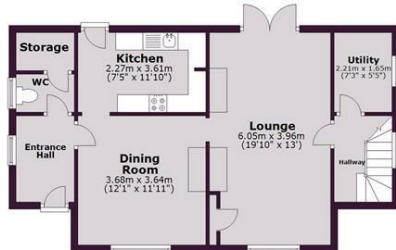
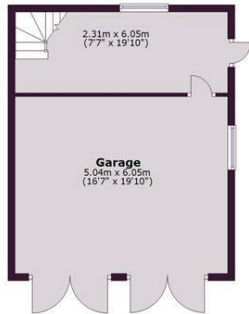


Outbuilding
4.85m x 21.89m
(15'11" x 71'10")

LEXTONS



First Floor
Approx. 64.4 sq. metres (693.3 sq. feet)



Total area: approx. 338.1 sq. metres (3639.0 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 18 | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |