





# Birtley Henfield Common North

Henfield, BN5 9RL

**Offers in excess of £545,000**

This charming home comes to the market for the first time since the late 1950s and was originally constructed around the turn of the last century. Whilst the property has been loved and meticulously kept, there is now scope for an exciting modernisation and extension project, subject to the usual consents. There is a side entrance to an enclosed porch with a hallway beyond. The kitchen is open plan to the dining area and is fitted with an excellent range of cupboards, drawers and worktops and the ground floor bathroom & WC can be accessed from the rear of the kitchen. To the front of the house is the cosy sitting room with delightful aspect towards Henfield Common and its beautiful woodland.

Upstairs there is a master bedroom with en-suite bathroom/WC and again, wonderful views. There are two further bedrooms and access to a substantial loft, which could well be converted as part of an extension project. Externally, there is a good sized front garden with southerly aspect with adjacent brick paved driveway leading to the single garage. To the rear of the property there is a modest sized courtyard garden, which is ideal for alfresco dining. The property is gas centrally heated and double glazed.



- Three Bedrooms
- Two Bathrooms
- Private Driveway
- Highly Sought After Position
- Two Reception Rooms
- Scope For Enlargement (STP)
- Garage
- Plenty of Charm & Character

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
	<b>65</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**HENFIELD COMMON NORTH, BIRTLEY**  
 Approximate Gross Internal Area = 95.84 sq m / 1031.61 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

