



Ashley London Road

Henfield, BN5 9JH

Guide price £650,000

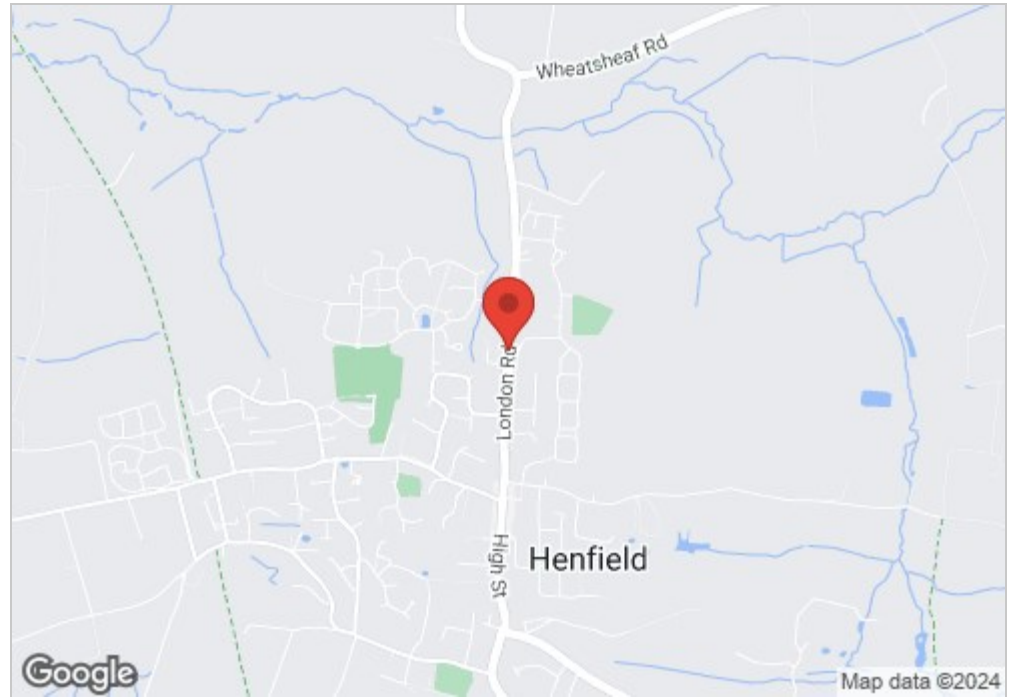
A Character Detached House, Located In Non-Estate Position On The Northern Outskirts of the Village With Glorious West Facing Garden To The Rear, Plenty of Parking To The Front & Considerable Scope For Further Extension & Improvement.

This delightful home, we understand was built in the late 1940s in a chalet style, with a later 2 storey extension to the rear. The accommodation is well suited for the growing family with highly adaptable living space. There is considerable scope for further improvement and extension as the overall plot is considerably larger than expected.

There is a welcoming entrance hall, with sitting room on the south side of the house, which has character parquet wood block flooring. Part of the rear extension is currently used as an office, but could easily be a snug or additional bedroom. Adjacent is a double ground floor bedroom, which again could be reconfigured if desired. The kitchen has plenty of storage cupboards and worktops and overlooks the very pleasant frontage of the house. The former garage has been converted into a sizeable dining room/family room and has a fabulous aspect over the glorious rear garden. Upstairs are 3 double bedrooms and a bathroom/WC.

Externally, the picturesque rear garden is of excellent size and benefits from a westerly aspect with a patio area immediately to the rear of the house, with the remainder being arranged as lawn with a variety of perennial plants trees and ornamental bushes surrounding.

To the front is a large shingled driveway providing comfortable parking and turning space for a number of cars



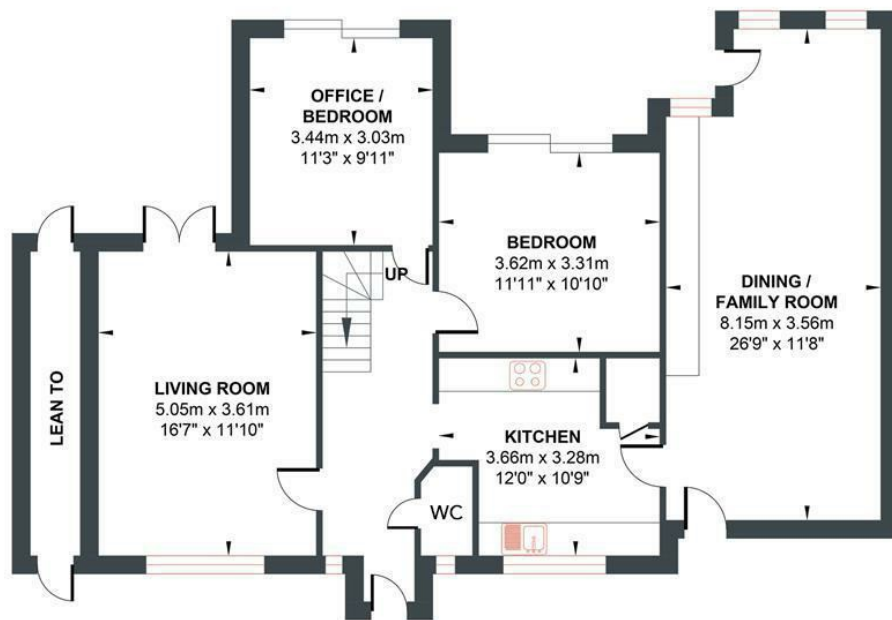
- In Need to Improvement
- Detached Five Bedroom House
- Kitchen
- Beautiful Garden
- Fantastic Location
- Potential to extend
- Two Reception rooms
- Bathroom
- Off Road Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ASHLEY, LONDON ROAD

Approximate Gross Internal Area = 148 sq m / 1593.05 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area

995.44 sq ft
(92.48 sq m)



FIRST FLOOR

Approximate Floor Area

597.61 sq ft
(55.52 sq m)

