



Cedar Way

Henfield, BN5 9RZ

FOSTER
& CO.

Cedar Way

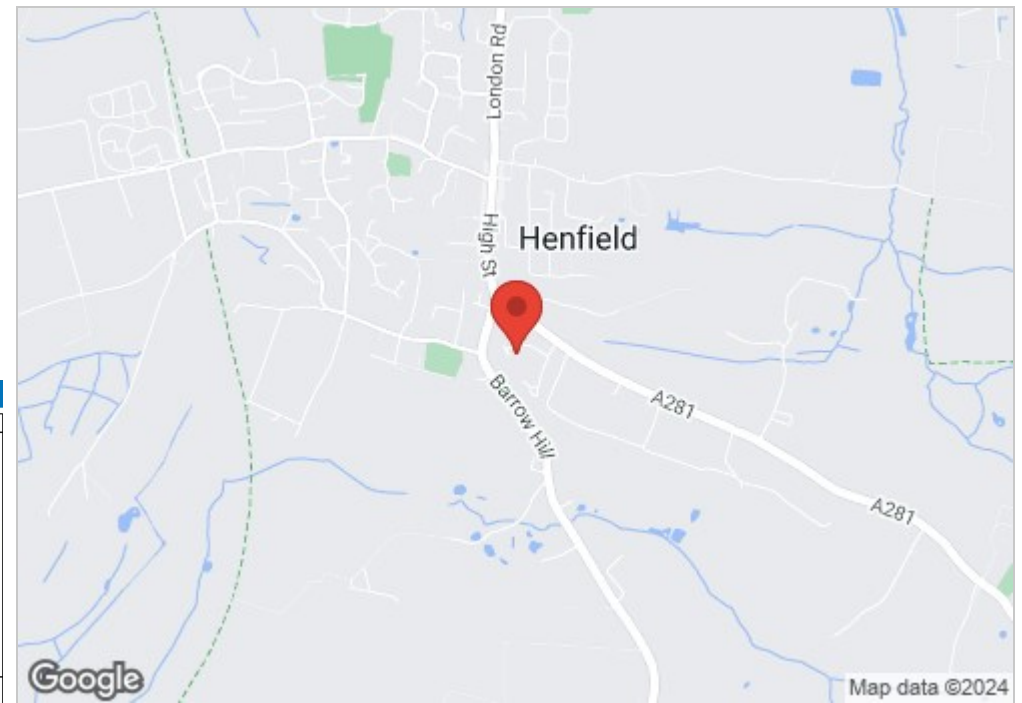
Henfield, BN5 9RZ

Asking price £750,000

A rare opportunity to acquire a spacious character detached chalet bungalow in the highly sought after Cedar Way area of Henfield, set in exquisite large gardens and enjoying a quiet tucked away position, yet easy access to the village high street.

This surprisingly spacious detached home forms nearly 2000 sq. ft of accommodation and whilst is very cleanly presented, presents a wealth of scope for further improvement and modernisation. There is an enclosed entrance vestibule opening to a generous entrance hall. The L shaped living room opens to a sun room which overlooks the wonderful garden to the rear. There are 2 ground floor double bedrooms with a family bathroom/WC and the kitchen has a useful lean-to area to the side of the property, running front to back. Upstairs there is a large main bedroom with en-suite facilities, and a further bedroom with eaves storage access.

Worthy of special mention is the larger than expected picturesque gardens, which, at the rear, fan out with a favoured southerly aspect, being laid mainly as lawn and surrounded by a wealth of perennial plants trees and ornamental bushes. There are also seasonal bulbs ensuring all year round colour. On the east side of the garden is a superb garden studio which is supplied with power and light. To the front is an enclosed lawned garden with private driveway leading to the integral single garage.

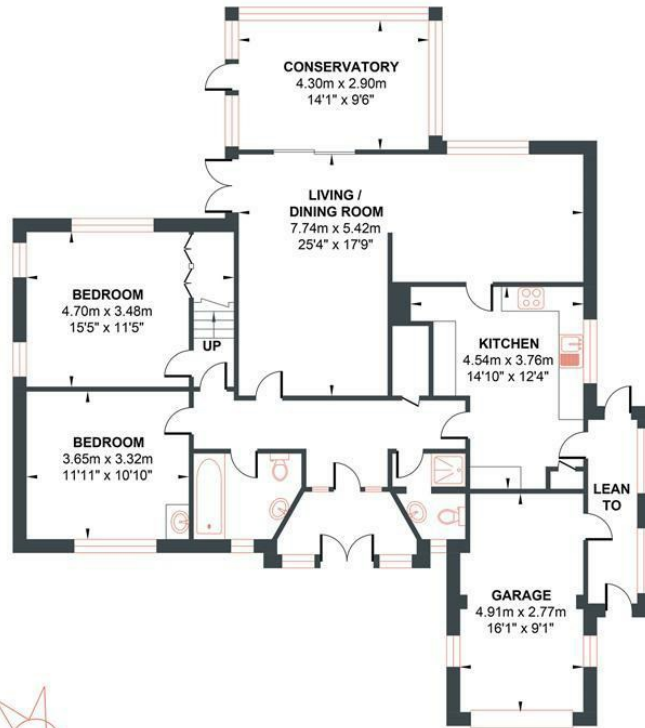


- Rarely available detached chalet bungalow in superb location
- 2 Bathrooms
- Cloakroom
- Beautiful large gardens to rear
- Plenty of parking
- 4 bedrooms
- Spacious lounge and dining area with Conservatory at rear
- Integral garage
- Garden studio building
- Chain free sale.

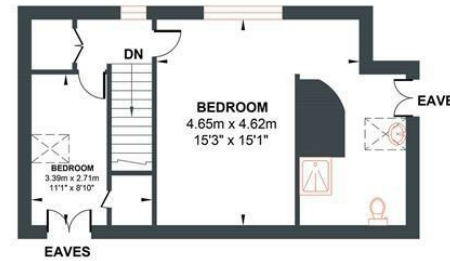
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	77
England & Wales		EU Directive 2002/91/EC

CEDAR WAY

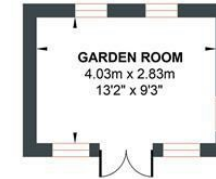
Approximate Gross Internal Area = 178.32 sq m / 1919.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
1392.31 sq ft
(129.35 sq m)



FIRST FLOOR
Approximate Floor Area
404.40 sq ft
(37.57 sq m)



OUTBUILDING
Approximate Floor Area
122.70 sq ft
(11.40 sq m)



