

# 50 Fletcher Way

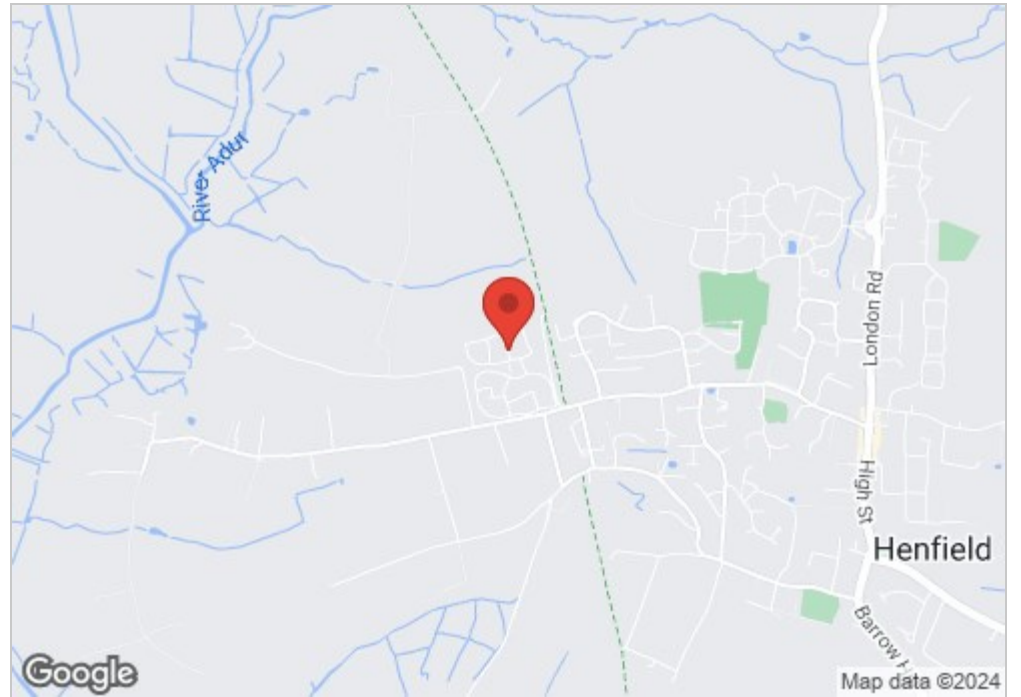
Henfield, BN5 9FR

**Asking price £525,000**

Nestled on the outskirts of Henfield's semi-rural landscape, this charming family abode boasts deceptive spaciousness. Tranquil countryside strolls await nearby, complemented by easy reach to St. Peter's CEP School and Henfield's vibrant high street. The downs link is approximately 100m away from the property and gives access to further off road countryside footpaths, ideal for dog walking.

Upon entering, you're greeted by a luminous hallway with convenient cloakroom and a front-facing kitchen. The heart of the home lies at the rear, featuring a spacious living area with double doors opening to the South facing garden, alongside ample storage within a generous under-stairs cupboard. Ascending upstairs reveals three cozy bedrooms on the first floor, accompanied by a family bathroom/WC. The second floor unveils a splendidly expansive master bedroom, complete with dressing area and an ensuite shower room/WC.

Outside, the property's landscape unfolds with a manicured lawn and patio area, perfect for enjoying the sun with its South facing position. Direct garden access leads to the attached single garage, fully equipped with power and light.



- Fabulous Contemporary Home
- Superb Master Bedroom Suite With Dressing Area Wardrobes & En-Suite
- Single Garage
- Semi-Rural Position
- Close to The Downs Link footpath, ideal for dog walking
- Four Bedrooms
- Three Floors of Accommodation
- Off Road Parking
- South facing garden

Energy Efficiency Rating	
Current	Potential
86	95
<small>Very energy efficient - lower running costs</small> (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> <small>Not energy efficient - higher running costs</small>	
<small>England &amp; Wales</small>	
<small>EU Directive 2002/91/EC</small>	

## FLETCHER WAY

Approximate Gross Internal Area = 145.37 sq m / 1564.75 sq ft

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

