



**FOSTER**  
**& CO.**



# Wheatsheaf Road

Henfield, BN5 9BE

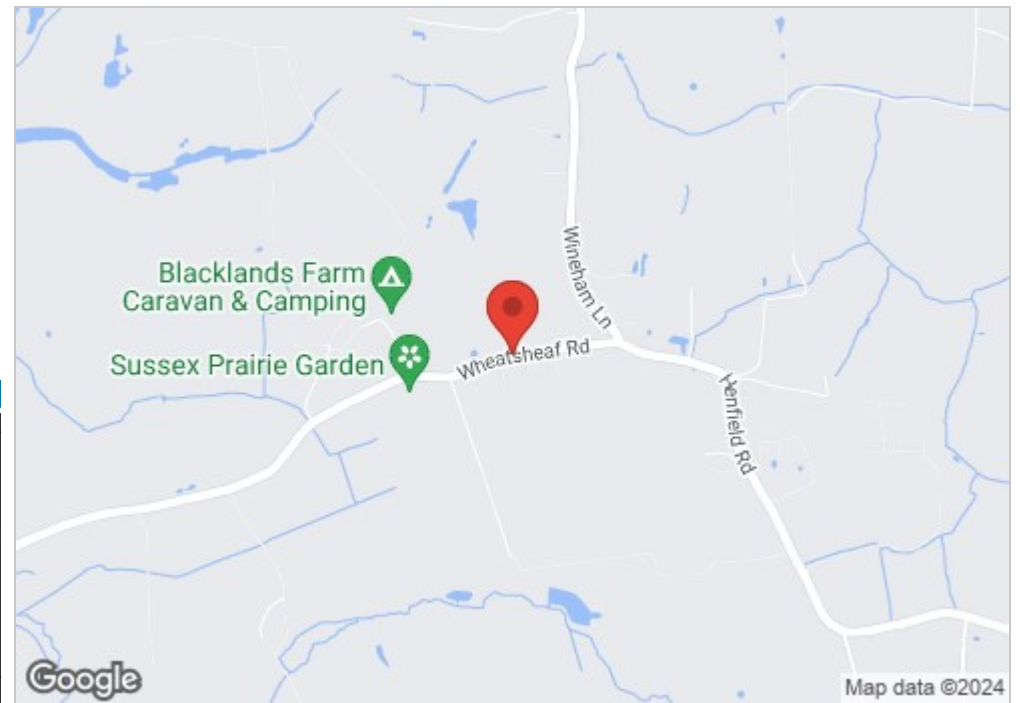
**Guide price £1,250,000**

A rare and exciting opportunity to acquire a detached equestrian property currently arranged as a pair of 3 bedroom semi detached houses and benefitting from approximately 3.6 acres, 14 stables, sand school and large double garage.



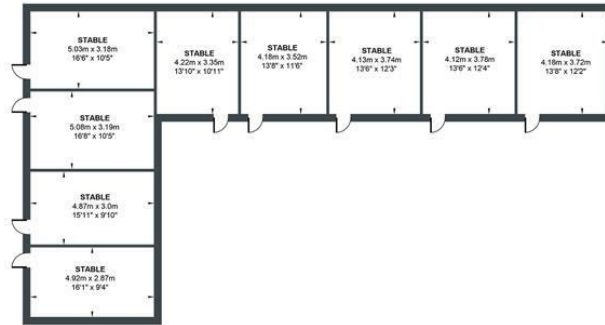
- Large Detached Property Currently Arranged As Two 3 Bedroom Semi Detached Houses
- Situated In A Semi Rural Location
- Off Road Parking for Numerous Vehicles
- Perfect Equestrian Use With 14 Stables, Sand School All Set In Circa 3.6 Acres
- Large Double Garage 26ft x 19ft
- In Need Of General Updating

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(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	
Current	55
EU Directive 2002/91/EC	
England & Wales	

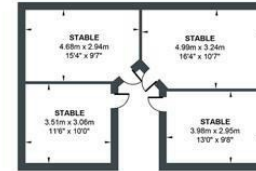


# WHEATSHEAF ROAD

Approximate Gross Internal Area = 466.27 sq m / 5018.88 sq ft  
 Illustration for identification purposed only, measurements are approximate, not to scale.



OUTBUILDING  
 Approximate Floor Area  
 1531.05 sq ft  
 (142.24 sq m)



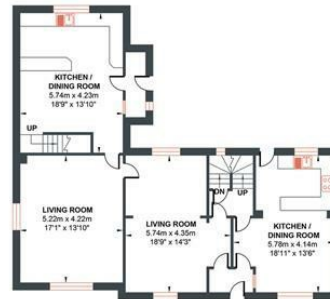
OUTBUILDING  
 Approximate Floor Area  
 569.51 sq ft  
 (52.91 sq m)



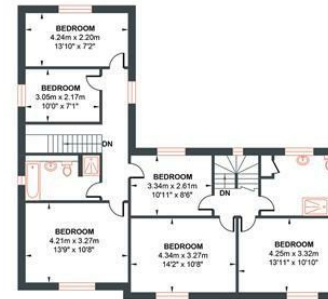
OUTBUILDING  
 Approximate Floor Area  
 133.79 sq ft  
 (12.43 sq m)



LOWER GROUND FLOOR  
 Approximate Floor Area  
 197.51 sq ft  
 (18.35 sq m)



GROUND FLOOR  
 Approximate Floor Area  
 1052.60 sq ft  
 (97.79 sq m)



FIRST FLOOR  
 Approximate Floor Area  
 1025.80 sq ft  
 (95.30 sq m)



GARAGE  
 Approximate Floor Area  
 508.59 sq ft  
 (47.25 sq m)





