

Blacklands House Wheatsheaf Road

Henfield, BN5 9BE

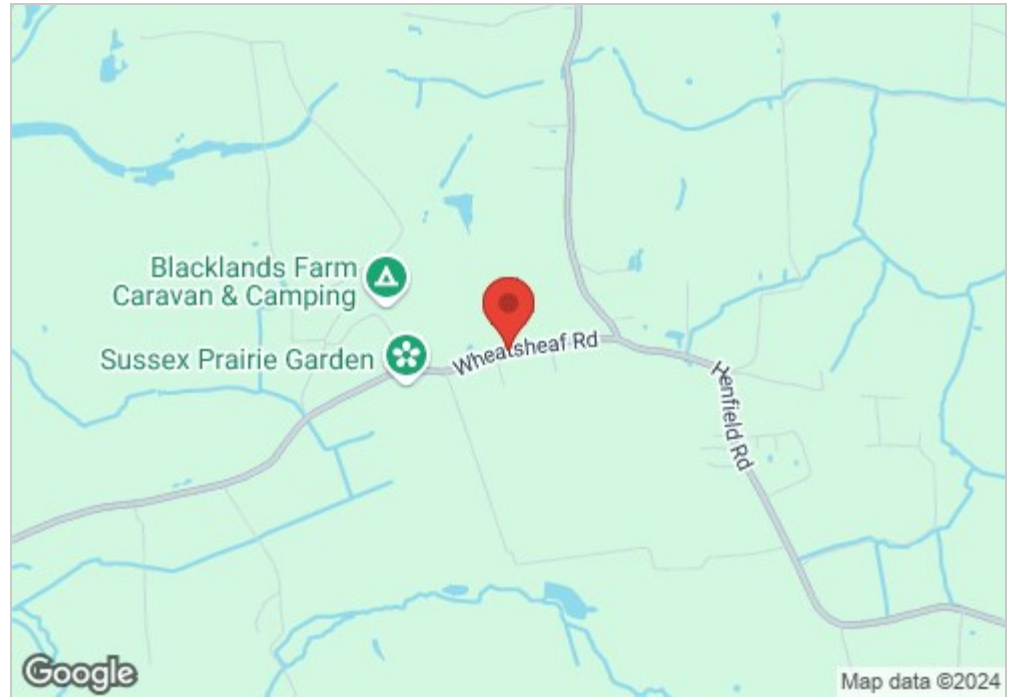
Guide price £1,150,000

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.



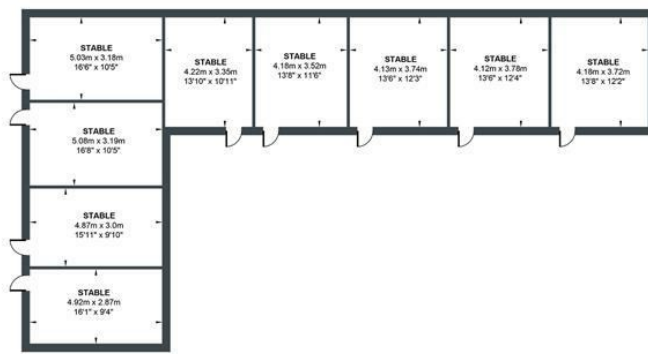
- Large Detached Property Currently Arranged As Two 3 Bedroom Semi Detached Houses
- Situated In A Semi Rural Location
- Off Road Parking for Numerous Vehicles
- Perfect Equestrian Use With 14 Stables, Sand School All Set In Circa 3.6 Acres
- Large Double Garage 26ft x 19ft
- In Need Of General Updating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

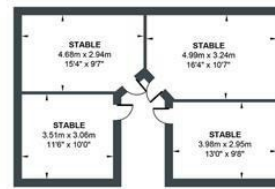


WHEATSHEAF ROAD

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



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



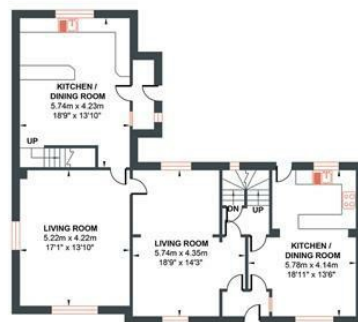
OUTBUILDING
Approximate Floor Area
569.51 sq ft
(52.91 sq m)



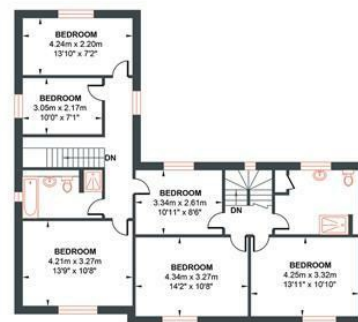
OUTBUILDING
Approximate Floor Area
133.79 sq ft
(12.43 sq m)



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)

