



19 Fletcher Way
Henfield, BN5 9FR

Guide price £675,000

Nestled in the charming village of Henfield, this exquisite detached house on Fletcher Way offers a perfect blend of modern living and natural beauty. With four spacious bedrooms, including two en-suites, this property is ideal for families seeking comfort and convenience. The two well-appointed reception rooms provide ample space for relaxation and entertaining, making it a delightful home for gatherings with friends and family.

One of the standout features of this residence is its south-facing garden, which bathes in sunlight throughout the day, creating a serene outdoor space for gardening, play, or simply enjoying the fresh air. The front garden overlooks ancient hedge land, providing a picturesque backdrop that enhances the sense of tranquillity and privacy.

The property is equipped with 14 solar panels, battery and air source heat pump promoting energy efficiency and sustainability, which is increasingly important in today's world. Additionally, off-street parking ensures that you have a secure and convenient place for your vehicles.

This home is not just a place to live; it is a sanctuary that offers both comfort and a connection to nature. With its prime location in Henfield, you will enjoy the benefits of village life while being within easy reach of local amenities and transport links. This property is a rare find and is sure to appeal to those looking for a spacious and inviting family home. Don't miss the opportunity to make this delightful house your new home.

- Detached House

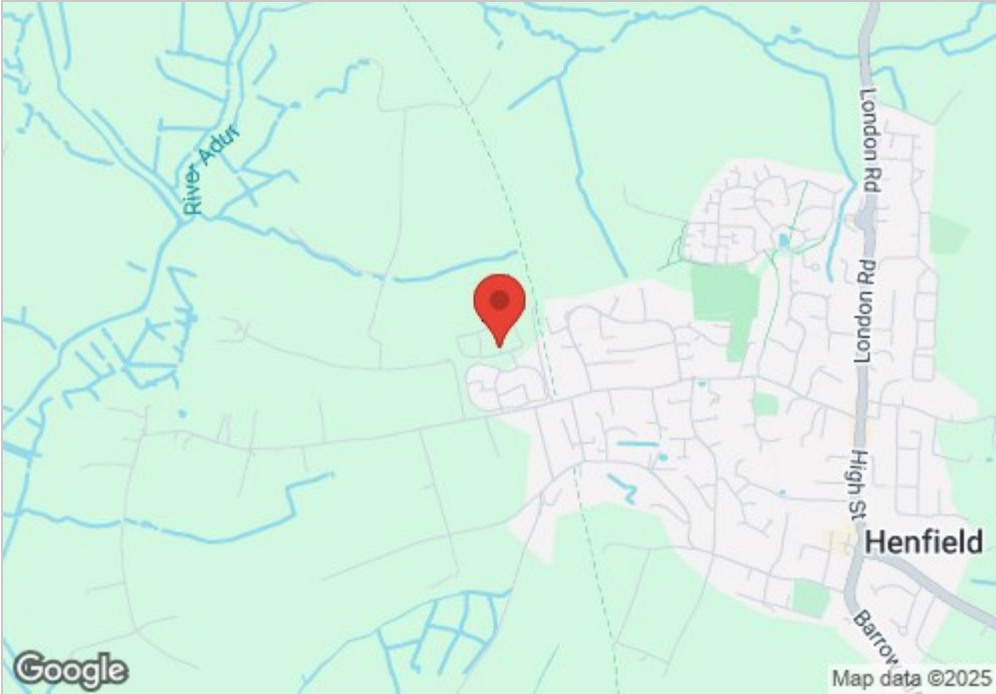
■ 4 Bedrooms

■ South facing garden
- Garage

■ Study

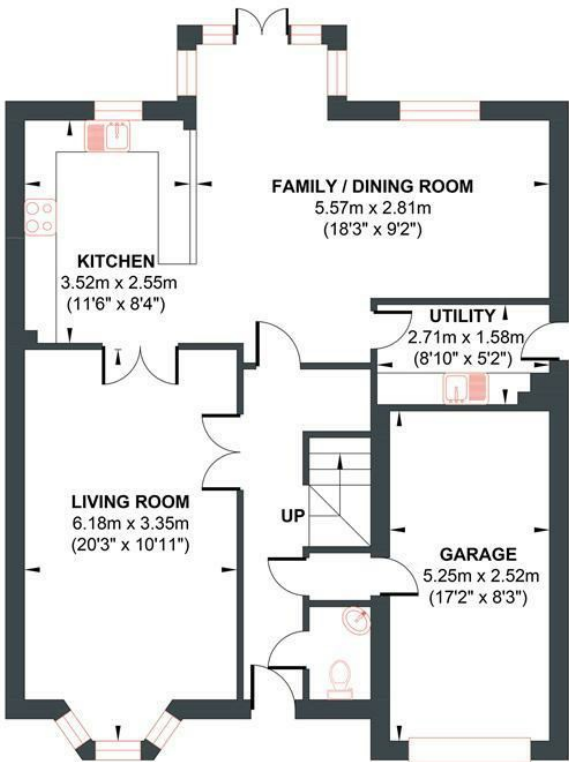
■ EPC A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	98	98
(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		
England & Wales	EU Directive 2002/91/EC	



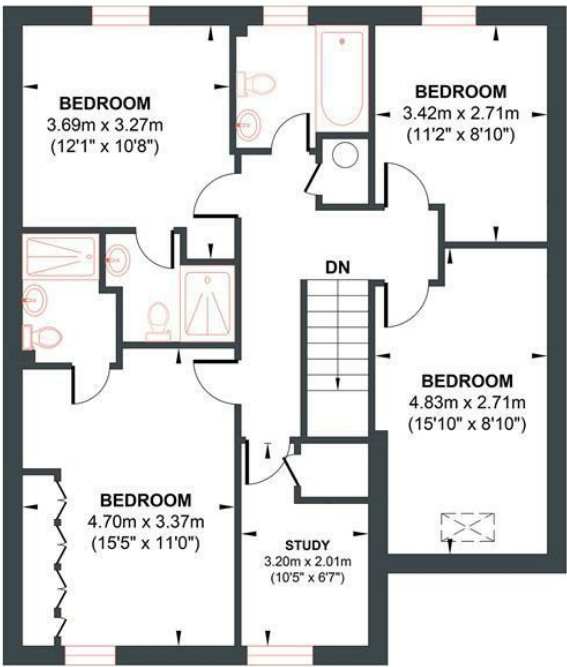
FLETCHER WAY

Approx. Gross Internal Floor Area (Including Garage) = 157.76 sq m / 1698.11 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
868.75 sq ft
(80.71 sq m)



FIRST FLOOR

Approximate Floor Area
829.35 sq ft
(77.05 sq m)

