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Brighton Road

Henfield, BN5 9RP

Guide price £695,000

Situated just off Brighton Road in the charming village of Henfield, this exceptional barn conversion presents a remarkable opportunity for developers and investors alike. The site has received Class Q conversion approval from an existing barn, allowing for the creation of four stunning four-bedroom houses, each featuring three bathrooms and ample parking.

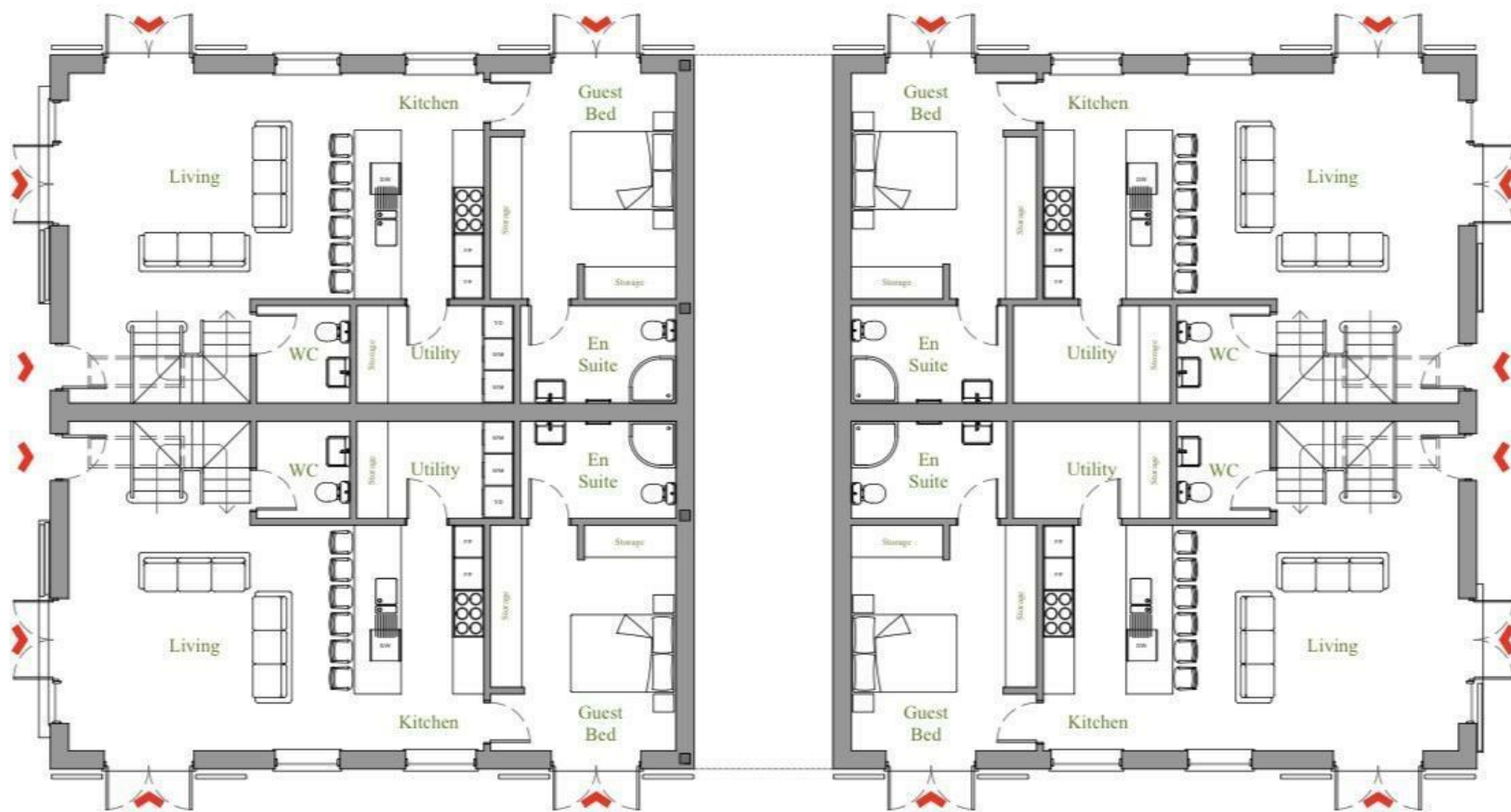
Spanning approximately 1600 square feet, these thoughtfully designed homes will offer spacious living areas, perfect for families seeking comfort and style. The location is particularly appealing, as it is within walking distance to Henfield's vibrant high street, where residents can enjoy a variety of shops, cafes, and local amenities.

Henfield itself is a picturesque village, surrounded by beautiful countryside, making it an ideal setting for those who appreciate both rural charm and convenient access to urban facilities. This plot not only promises a lucrative investment but also the chance to contribute to the community by providing modern housing in a desirable area.



- Class Q development for 4 x 4 Bedroom Houses
- Conversion of existing building
- CIL £51,000
- House are approx 1600 sqft each
- 4 Bedrooms
- 3 Bathrooms
- Utility Room
- Parking
- Walking Distance to Henfield High Street
- Fantastic Location

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



Ground Floor Plan

1:100 | PROPOSED

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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



