



FOSTER
& CO.

Church Street

Henfield, BN5 9NS

Offers in excess of £650,000

An Extended VICTORIAN HOUSE Situated in the HEART of HENFIELD Close to Country Walks and the High Street and Benefits from a PRIVATE DRIVEWAY.

Situation - Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

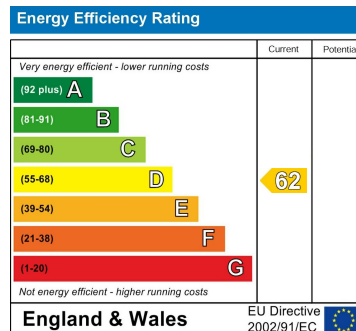
Description - An attractive character house built in approximately 1870, which has been extended to provide deceptively spacious accommodation. The accommodation comprises entrance, entrance hall leading to the large kitchen/breakfast room with bi-fold doors leading onto the south facing rear garden. A large lounge/dining room with bay window overlooking the front garden and access to the study with door leading to the garden and downstairs cloakroom.

Stairs from the hallway lead to the first floor to bedroom two and three and large family bathroom with both bath and shower. Stairs lead to the large master bedroom.

On the lower ground floor the cellar has power points, window and plumbing for a washing machine and space for a tumble dryer.

Front garden with raised bed and private driveway. South facing rear garden with a large bricked patio and raised brick flower borders. There is a large brick studio/workshop under a slate roof which can be accessed from the rear garden.

- South Facing Garden
- Private drive way
- 3/4 Bedrooms
- Close to Henfield high street



CHURCH STREET

Approx. Gross Internal Floor (Excluding Outbuilding / Eaves) Area = 189.60 sq m / 2040.81 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



OUTBUILDING
 Approximate Floor Area
 475.65 sq ft
 (44.19 sq m)

BASEMENT
 Approximate Floor Area
 274.69 sq ft
 (25.52 sq m)

GROUND FLOOR
 Approximate Floor Area
 905.13 sq ft
 (84.09 sq m)

FIRST FLOOR
 Approximate Floor Area
 567.68 sq ft
 (52.74 sq m)

SECOND FLOOR
 Approximate Floor Area
 293.31 sq ft
 (27.25 sq m)

Foster & Co and their clients give notice that:

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



