



Furners Lane

Henfield, BN5 9HS

Guide price £1,250,000

Dalblair House is an impressive detached family home offering approximately 2,500sq ft of well-proportioned accommodation arranged over two floors. The house combines character and space, with a generous kitchen/dining room, separate dining room, study and large sitting room, alongside five bedrooms and three bath/shower rooms, including an ensuite to the principal bedroom. Outside, the property is approached via a substantial gravel driveway providing ample parking and turning, with two garages and several useful outbuildings offering excellent storage, workshop or home-working potential. The mature gardens and attractive tile-hung façade add considerable charm, making this a substantial and versatile family home in a peaceful Furners Lane setting. Immediately accessible to countryside walks & yet being within convenient walking distance of the village High Street & facilities.



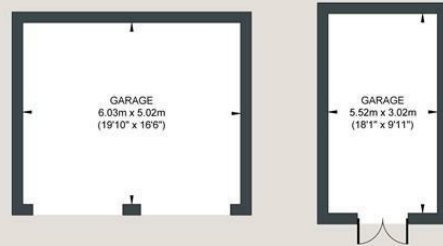
- Five Double Bedrooms
- Drive way and double garage
- Great size front and back garden
- On the Rural Edge of the Village
- Walking distance to High street
- Countryside setting
- In need of modernisation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		



FURNERS LANE

Approx. Gross Internal Floor Area (Excluding Garage / Outbuilding) = 231.22 sq m / 2488.83 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

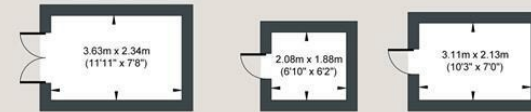


GARAGE

GARAGE

Approximate Floor Area
325.82 sq ft
(30.27 sq m)

Approximate Floor Area
179.43 sq ft
(16.67 sq m)



OUTBUILDING

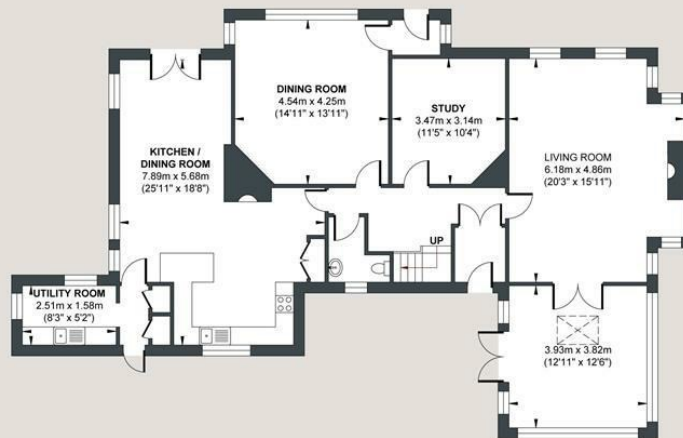
OUTBUILDING

OUTBUILDING

Approximate Floor Area
91.38 sq ft
(8.49 sq m)

Approximate Floor Area
42.08 sq ft
(3.91 sq m)

Approximate Floor Area
71.25 sq ft
(6.62 sq m)



GROUND FLOOR

Approximate Floor Area
1379.50 sq ft
(128.16 sq m)



FIRST FLOOR

Approximate Floor Area
1109.33 sq ft
(103.06 sq m)



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All measurements are approximate



