





Hundred Steddle Cottage Brighton Road

Henfield, BN5 9RT

Asking price £1,450,000

Positioned on Brighton Road in the charming village of Henfield, this impressive detached house offers a remarkable blend of space, comfort, and stunning views. Spanning an expansive 4,032 square feet, the property boasts four generously sized bedrooms and three well-appointed bathrooms, making it an ideal family home.

Upon entering you will be greeted by three elegant reception rooms, each designed to provide a light and airy atmosphere. The layout is perfect for both entertaining guests and enjoying quiet family evenings. The property also features a versatile annexe perfect for visiting family or friends, study, games room, cinema / play room and utility room, providing ample space for living and work.

One of the standout features of this home is the breathtaking views over the South Downs, which can be enjoyed from various vantage points throughout the property. The outdoor space is equally impressive, with a carriage driveway leading to a carport and garage, ensuring convenience for multiple vehicles.

Located just a short distance from Henfield's high street, residents will benefit from easy access to local shops, cafes, and amenities, while still enjoying the tranquillity of village life. This property truly offers a unique opportunity to experience spacious living in a picturesque setting. Whether you are looking for a family home or a place to entertain, this house is sure to impress.

- Detached

■ 3 Bathrooms

■ Wood Burner

■ Garage

■ No Chain
- 4 Bedrooms

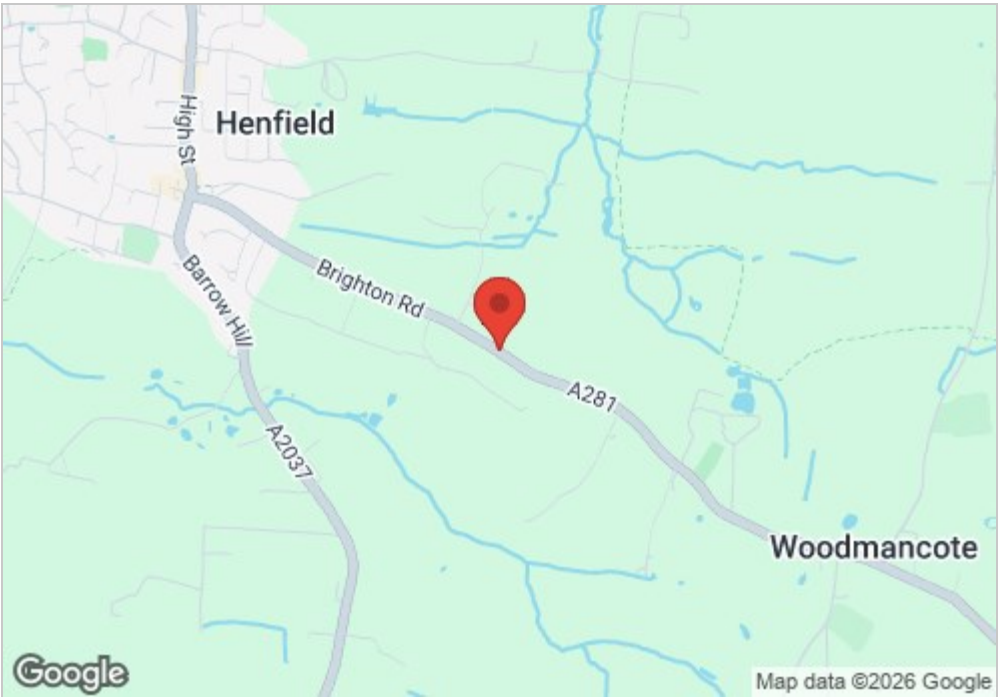
■ Separate Annexe

■ Carport

■ Vaulted Ceilings and Stunning Views

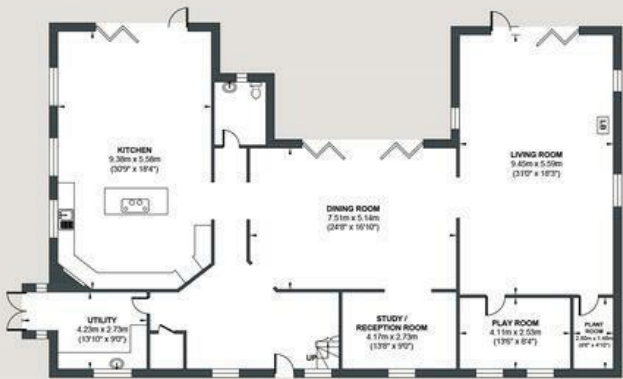
■ Play Room / Cinema Room

| 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 |           |



BRIGHTON ROAD

Approx. Gross Internal Floor Area (Excluding Annexe / Outbuilding & Void) = 374.61 sq m / 4032.26 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR  
Approximate Floor Area  
2318.11 sq ft  
(215.36 sq m)



FIRST FLOOR  
Approximate Floor Area  
1714.15 sq ft  
(159.25 sq m)



ANNEXE  
GROUND FLOOR  
Approximate Floor Area  
469.84 sq ft  
(43.65 sq m)



ANNEXE  
FIRST FLOOR  
Approximate Floor Area  
487.60 sq ft  
(45.30 sq m)



OUTBUILDING  
Approximate Floor Area  
359.40 sq ft  
(33.39 sq m)

