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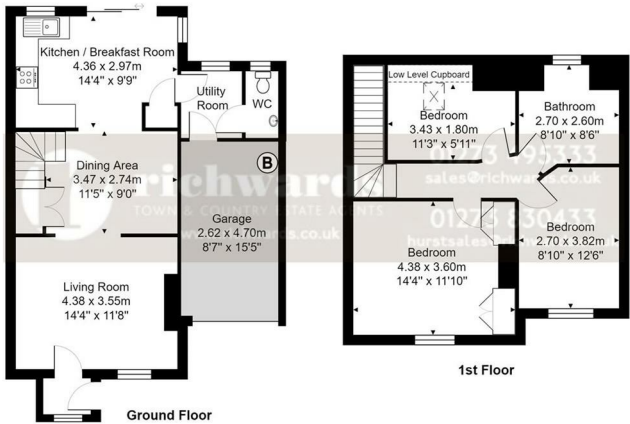
**Retreat Cottage Nep Town Road,
Henfield, West Sussex, BN5 9DX**

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Asking price £300,050

The property is located within a few moments walk of the bustling village High Street, which offers an excellent range of facilities. These include 2 supermarkets, a bakers, greengrocers, hardware store and many other independent retail outlets. The village also has both doctors and dental surgeries and a leisure centre. Within walking distance also is St Peter's CEP School and access to many miles of countryside walking including the nearby Downslink path connecting Horsham to Shoreham. A regular bus service connects Henfield to Brighton & Hove and Horsham.

EXPRESSIONS OF INTEREST WELCOME FOR VIEWING WHEN POSSIBLE: A Charming Older Style Cottage With Later Additions, Located In A Sought After Residential Area Offering Deceptively Spacious Accommodation With The Added Benefit Of An Integral Garage, Utility Area, Ground Floor Cloakroom & A Picturesque Rear Garden.



1 Coopers House, High Street, Henfield, West Sussex, BN5 9EQ
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AGENTS NOTE: Any information, including areas, measurements and distances, is given for guidance purposes only. We cannot give any undertaking that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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			
		85	62

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(2 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		84	56