



Station Road  
Henfield, BN5 9UP



# Station Road

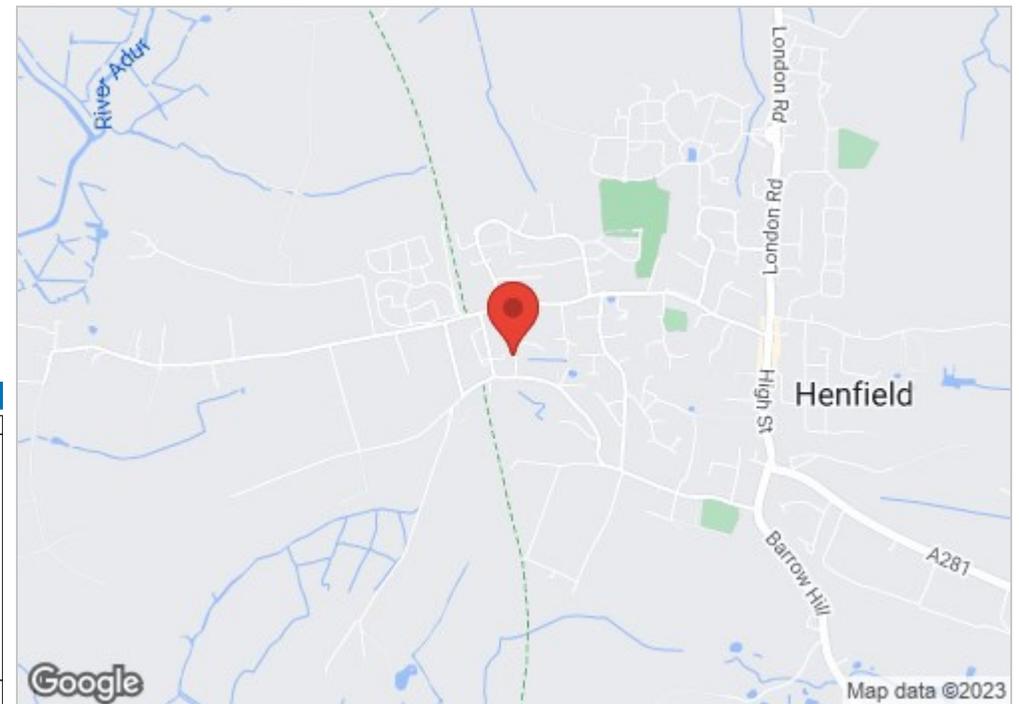
Henfield, BN5 9UP

**Asking price £725,000**

An older style detached chalet bungalow located in a 'tucked-away' position within the village, being close to open countryside, the village high street and St Peter's CEP school.

This deceptively spacious home has a good deal of character within, as its original construction dates back to the late 1920s when it was a small market garden. There is a delightful sitting room with open fireplace which faces south enjoying an abundance of light. There is a very good sized formal dining room which adjoins the well fitted kitchen with its shaker style cupboards and drawers complemented by solid 'butchers block' work tops. On the ground floor there are 3 double bedrooms and a shower room/WC. On the first floor is a delightful master bedroom with pleasant elevated views and immediately across the landing is a very spacious bathroom with freestanding bath, shower unit and WC.

Externally, the property sits in generous gardens front and rear with a variety of mature trees, the rear garden is laid mainly as lawn and to the front of the property is a raised timber decked area. Worthy of special mention is the timber and brick cart barn which provides parking or under-cover storage, which is located within the driveway area.

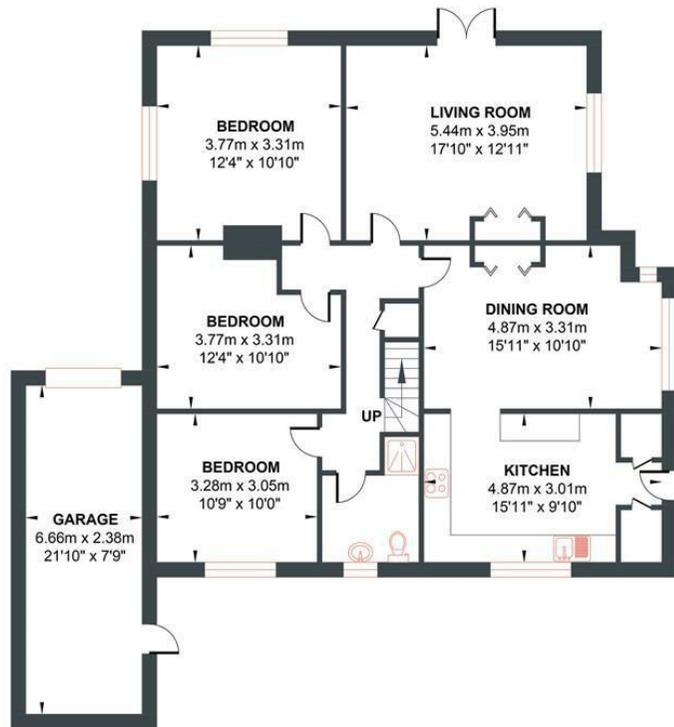


- Character detached home
- 2 bathrooms
- Good sized gardens
- Useful cart barn building
- 4 bedrooms
- 2 Reception rooms
- Plenty of parking
- Close to countryside, the local school and village high street.

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	

# COBBALD, STATION ROAD

Approximate Gross Internal Area = 191.04 sq m / 2056.33 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



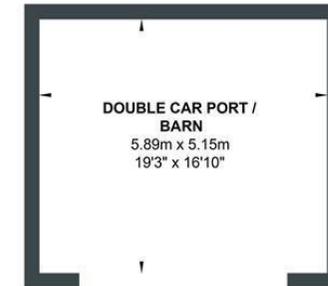
GROUND FLOOR

**Approximate Floor Area**  
1272.72 sq ft  
(118.24 sq m)



FIRST FLOOR

**Approximate Floor Area**  
457.14 sq ft  
(42.47 sq m)



OUTBUILDING

**Approximate Floor Area**  
326.46 sq ft  
(30.33 sq m)



