



# Staples Barn Lane

Henfield, BN5 9PR

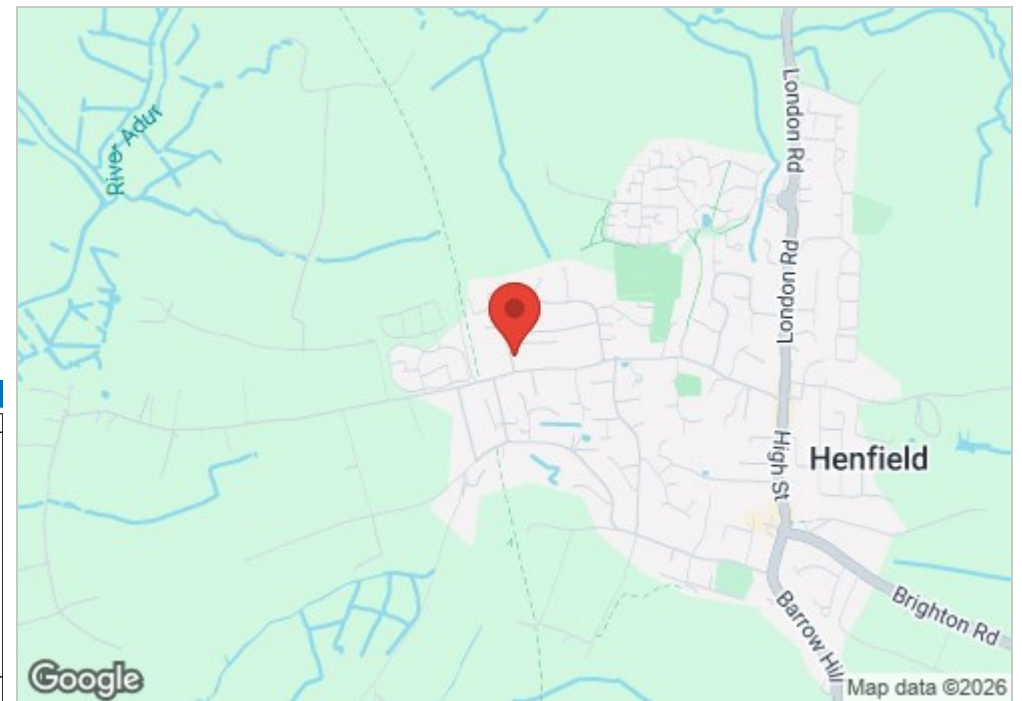
**Guide price £475,000**

This semi-detached bungalow on Staples Barn Lane presents a unique opportunity for those seeking a project to make their own. With two well-proportioned bedrooms and a comfortable reception room, this property offers a welcoming space for both relaxation and entertaining.

The bungalow features a conservatory, which provides a delightful area to enjoy the surrounding views and natural light, perfect for a morning coffee or an afternoon read. While the property is in need of modernisation, it holds great potential for transformation into a contemporary home tailored to your tastes.

Parking is available for one vehicle, ensuring convenience for residents and guests alike. This property is rare to the market, making it an exciting prospect for buyers looking for a home in this desirable location.

Henfield is known for its picturesque surroundings and community spirit, offering a blend of rural charm and local amenities. This bungalow is an ideal canvas for those wishing to create a personalised living space in a tranquil setting. Don't miss the chance to explore the possibilities that await in this delightful Henfield property.

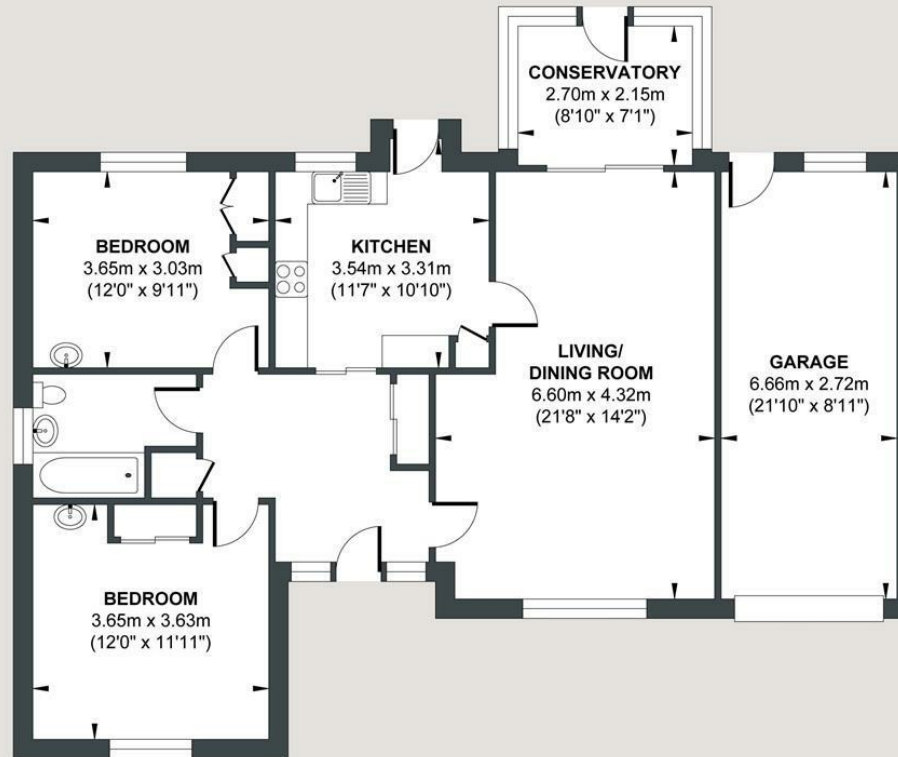


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Garage
- Detached Bungalow
- Conservatory
- Two Bedrooms

# STAPLES BARN LANE

Approx. Gross Internal Floor Area (Including Garage) = 101.0 sq m / 1087.15 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



**Approximate Floor Area**  
1087.15 sq ft  
(101.0 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



