



**FOSTER**  
**& CO.**

# Brighton Road

Henfield, BN5 9RT

**Asking price £1,675,000**

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.



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	

- Detached
- 3 Bathrooms
- Wood Burner
- Garage
- No Chain
- 4 Bedrooms
- Separate Annexe
- Carport
- Vaulted Ceilings and Stunning Views
- Play Room / Cinema Room

# 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)



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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



