



# London Road

Henfield, BN5 9JH

**Offers in the region of £1,100,000**

Lime Tree House Comprises Of A Most Attractive Detached House That Has Been Thoughtfully Extended And Completely Modernised By The Current Owners To Provide The Perfect Family Home With 6 Bedrooms And 2 Bathrooms. Whilst Externally Providing A Range Of Leisure Facilities Including: Heated Swimming Pool With Retractable Cover, Gym, Sauna And A Superb Man Cave / Garden Room At The End Of The Large West Facing Rear Garden.

On the ground floor the property offers spacious family accommodation including: cloakroom, large utility / store room, kitchen / breakfast room, lounge, dining room, study/snug/playroom. On the First / Second floor there are 6 bedrooms and 2 bathrooms, the master bedroom featuring a vaulted ceiling.

All the local amenities are within easy walking distance including the village High Street with its range of shops, supermarket, post office, cafes and public houses. The sports centre, medical centre and Primary school are all within easy reach. The A/M23 provides easy access to the coast and Gatwick airport. Whilst Hassocks mainline station is approximately a 15 minute drive.



FOSTER & CO.

- Beautifully Presented And Substantially Extended 6 Bedroom Family House
- Heated Swimming Pool With Retractable Cover
- Superb Garden Room / Man Cave
- Gym And Sauna
- Large West Facing Rear Garden
- Master Bedroom With Feature Vaulted Ceiling

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
57	73

England & Wales EU Directive 2002/91/EC



# LONDON ROAD

Approx. Gross Internal Floor Area (Including Outbuilding) = 270.95 sq m / 2916.48 sq ft  
 Illustration for identification purposed only, measurements are approximate, not to scale.



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



