



# 87 Wantley Hill Estate

Henfield, BN5 9JU

**Guide price £450,000**

Situated on Wantley Hill Estate in Henfield, this delightful three-bedroom house offers a perfect blend of comfort and convenience. The property has been well presented, showcasing its character while providing modern living spaces. Spanning an impressive 1,141 square feet, the home features two inviting reception rooms, ideal for both relaxation and entertaining guests.

The property boasts a well-maintained garden, complete with a gate that opens directly onto picturesque fields, allowing for easy access to the beautiful countryside. This feature is perfect for those who enjoy outdoor activities or simply wish to take in the serene surroundings.

Additionally, the house includes a driveway that accommodates two cars, providing ample parking space for residents and visitors alike. With its appealing location and thoughtful layout, this home is an excellent opportunity for families or individuals seeking a peaceful yet accessible lifestyle in Henfield. Don't miss the chance to make this charming property your own.



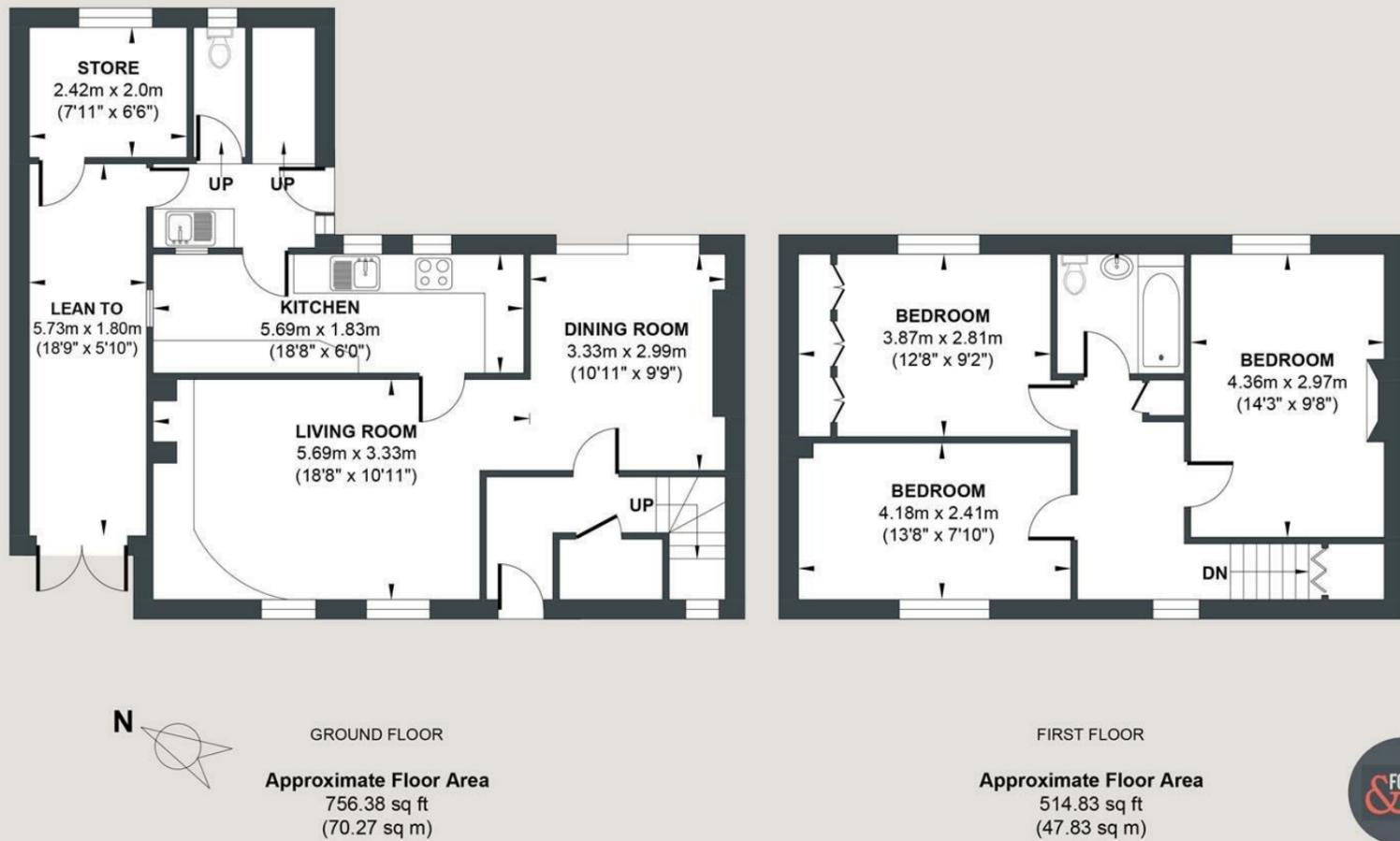
- Three Bedrooms
- Countryside views
- Driveway
- Great size living space

Energy Efficiency Rating		
	Current	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		
	70	81
	EU Directive 2002/91/EC	
England & Wales		



## WANTLEY HILL ESTATE

Approx. Gross Internal Floor Area = 118.1 sq m / 1271.21 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



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