



**Saelig Cottage, Hacketts Lane  
Henfield, West Sussex, BN5 9PY  
Guide Price £850,000 Freehold**

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ESTATE AGENTS



# **An Extremely Spacious Four Bedroom Detached Family House Situated in a Quiet Private Cul De Sac Within Close Walking Distance of Henfield High Street. The Property Benefits from a Detached Double Garage and Beautiful Front and Rear Gardens.**

## **Situation**

Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

## **Description**

Situated in a quiet private cul de sac, bordered by a playing field, Saelig Cottage offers spacious and versatile accommodation throughout.

The accommodation comprises entrance, entrance porch, spacious hallway leading to the fully fitted kitchen/breakfast room with access to a large utility room offering access to the double aspect conservatory/sun room with two doors opening to the rear garden. Bright and spacious lounge with large feature fireplace opening to the dining area with double doors opening to the large covered rear terrace. The ground floor also enjoys a generous master bedroom with fully fitted internal wardrobes and drawers with a large en-suite shower room. Downstairs cloakroom and storage.

Upstairs there is a large principal bedroom with double in built wardrobe and large en-suite bathroom, second double bedroom with double in built wardrobes and third smaller double bedroom and large family bathroom. Landing storage.

Outside the property has a very pretty front garden with lawn and well established trees and borders, along with a detached double garage/workshop on two floors with an ample potting and tool shed attached. To the rear of the property is a large terrace along with an established rear garden with large lawn area, patio, south facing greenhouse and vegetable patch and pond.

Parking for at least two cars.

The property further benefits from gas central heating and double glazing throughout and the property is offered with no on going chain.

Council Tax Band - G

## **Agents Note**

There is an annual charge of £100 for the upkeep of the private road,

## **Property Misdescription Act 1991**

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.









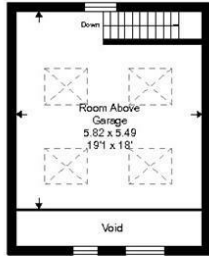




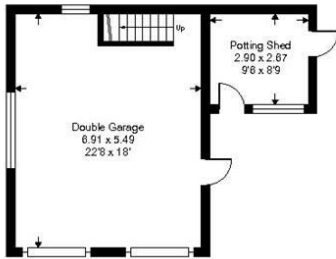


## Saelig Cottage, BN5

Approximate Gross Internal Area = 185 sq m / 1990 sq ft  
 Approximate Garages Internal Area = 70 sq m / 752 sq ft  
 Approximate Outbuilding Internal Area = 8 sq m / 84 sq ft  
 Approximate Total Internal Area = 263 sq m / 2826 sq ft  
 (excludes void)



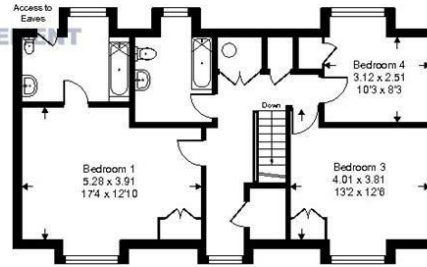
Garage First Floor



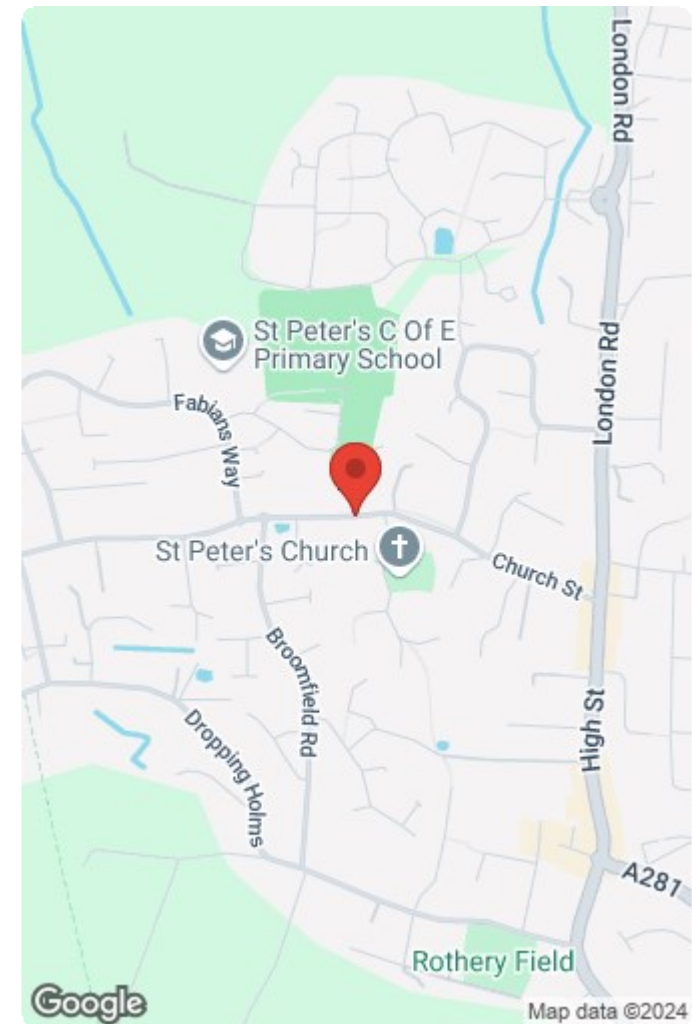
Garage Ground Floor



Ground Floor



First Floor



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## Viewings by appointment only

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## 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		
	66	81
England & Wales	EU Directive 2002/91/EC	