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TOWN & COUNTRY ESTATE AGENTS

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**Truffles Flat High Street, Henfield,
West Sussex, BN5 9DA**

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£295,000

Henfield's bustling high street offers an enviable range of facilities including 2 supermarkets, a butchers, bakers, greengrocers and hardware store. There are many other independent retail outlets and the village also has both doctors and dental surgeries. Countryside walking is nearby with the Downslink cycle/walking trail and many miles of walking available within the South Downs National Park. St Peter's CEP School is within walking distance.

An Unbelievably Spacious 3 Bedroom Maisonette Conveniently Situated Within The Popular Village High Street Having Been Refurbished In Recent Years With Refitted Kitchen And Bathroom.



1 Coopers House, High Street, Henfield, West Sussex, BN5 9EQ
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AGENTS NOTE: Any information, including areas, measurements and distances, is given for guidance purposes only. We cannot give any undertaking that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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		
	60	76

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		