



**Macae Staples Barn Lane, Henfield,
West Sussex, BN5 9PR**



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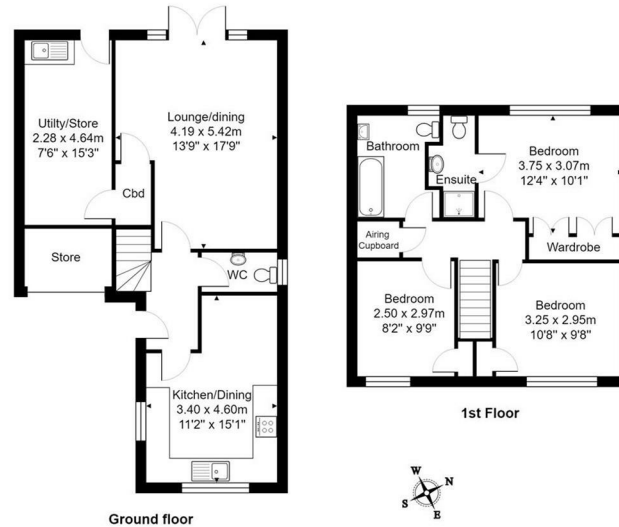
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Macaes Staples Barn Lane, Henfield, West Sussex, BN5 9PR

£429,950

Macaes is delightfully situated close to the Downlink affording miles of attractive walks. The village is about twelve minutes walk. Henfield boasts an excellent range of facilities including 2 supermarkets, a bakers, greengrocers, hardware store, pharmacy and many other independent retail outlets. There is also an excellent choice of eateries, pubs and cafes. St Peter's CEP School is within comfortable walking distance and Henfield has both doctors and dental surgeries. Hassocks which is about a fifteen minute drive has a main-line railway station, whilst the coast at Brighton is about 8 miles away.

A Very Appealing Detached House With Spacious Family Accommodation And A West Facing Courtyard Garden Situated Close To The Downlink Affording Delightful Country Walks.



Total Area: 106.2 m² ... 1143 ft²

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2020



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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		83
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		