



**hamlyn  
smith.**


Broomfield Road, Henfield, BN5 9UA

Guide price  
£850,000 - £900,000

# hamlyn smith.

 5 Bedrooms

 3 Receptions

 2 Bathrooms

Hamlyn Smith are delighted to bring to market this superb Victorian semi-detached five bedroom house in the popular Broomfield Road, Henfield. This fine red brick house stands back from the road with a good size front garden, its own driveway, and double length garage. It has a wonderful 140ft garden and a large cellar.

- Substantial Victorian family home
- No onward chain
- 140ft West facing garden
- Driveway and double length garage
- Period features throughout
- Sought after village location





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50 Goldstone Villas, Hove, BN3 3RS



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This substantial red brick family home built in around 1885 has four double bedrooms and one single, three reception rooms and a large kitchen/breakfast room. The property is coming to the market for the first time in many years. Its new owners will inherit a truly wonderful and spacious family home, with period features and generous proportions. The main reception room to the front of the house has a bay window overlooking the mature front garden and the original cast iron fireplace with a marble surround and decorative tiles. The dining room, with views of the garden, accommodates a large table for entertaining and the current owners have restored the fireplace in this room to a similar design as the original in the front room. Both open fireplaces are in working order. Moving towards the rear of the house you pass through the third reception room, currently being used as a home work space, to the spacious kitchen/breakfast room perfect for family meals. Double doors open onto the 140ft garden and just outside the doors a stunning wisteria climbs over the painted pergola frame providing a spectacular display of flowers in late April and early May. The garden also has a greenhouse and established vegetable plot with mature asparagus and raspberry beds.

The kitchen is home to a modern gas fired Esse range cooker which is timer controlled and can be used both for cooking and heating. The painted units have solid oak doors and the granite worktops have been constructed in single, joint-free pieces to provide a high quality finish. There are also solid oak floors in the kitchen and hallway. Downstairs, the cellar offers considerable storage, or the potential to further improve for a number of uses, for example as a games room.

Upstairs there is exceptional bedroom space with a master suite at the front of the house, comprising of a large double room with ensuite bathroom. There are two further double bedrooms and a shower room on this floor and on the top floor you will find the last two bedrooms. There are gorgeous views over the South Downs from the first and second floors.

There is gas central heating with a modern boiler located in the garage and an airing cupboard on the first floor.

The location of the property is second to none, with all the amenities of the busy village of Henfield close by and access to country walks on your doorstep. The gate at the end of the garden opens onto Dropping Holms, where you are minutes away from the Downslink cycle and footpath which runs from Shoreham to Guildford. Henfield is blessed with four pubs and numerous cafes, its own school and a thriving public library. The village hall hosts events and performances throughout the year. The owners of this home have told us that living here they have loved being part of a thriving and supportive community and it has been a fantastic place to raise their family.

