



**hamlyn
smith.**

Park Road, Henfield, BN5 9DS

£695,000

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 3 Bedrooms

 2 Receptions

 2 Bathrooms

Exciting opportunity to acquire a semi-detached property in a prime location. Situated in the heart of the village, down a quiet, leafy lane, it's just a two minute walk to local shops, pubs and cafes & other amenities. This property is on the highly sought after Park Road & benefits from several unique features:


- Own drive with parking for up to 3 cars
- Large open plan living space
- 3 double bedrooms
- Two garden work spaces / studio
- 4 person Zoki sauna
- Electric vehicle charging point






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Agents note - This property had an offer accepted but due to a change in the buyers circumstances is returning to the market.

Why you'll love this property - The location & aspect of this property give it a naturally light and airy feel. It's been sympathetically extended to maximise space & maintain character. The original sash and bay windows are key features, drawing in the sun, moon and natural light. Situated on a private lane with no through traffic.

Downstairs - Entrance porch, partially used as a wood store, original stone tiled floor. Separate lounge featuring a south facing bay window, overlooking the rose garden. With stripped, white-washed original, wood floors, the central feature is a fully working open fire. Stunningly spacious kitchen, lounge, dining room. Ideal for contemporary living, relaxed dining & entertaining. Oak laid floor, Nef appliances, reclaimed scaffold board counter tops. Large under stair cupboard for storage. Adjacent utility room housing washing machine & tumble dryer under worktop, laundry store & airing cupboard. WC & shower room, ideally placed for use after a sauna. Hardwearing rubber floor tiles.

Upstairs - Three good size double bedrooms. The master bedroom has a south facing bay window overlooking the lane & original fireplace, white-washed wood floor. The second double bedroom (not pictured) is set up as a yoga space, with a large, wooden sash widow & insulated floor. Third double bedroom is to the rear of property. Bathroom with shower over bathtub, rubber floor tiles.

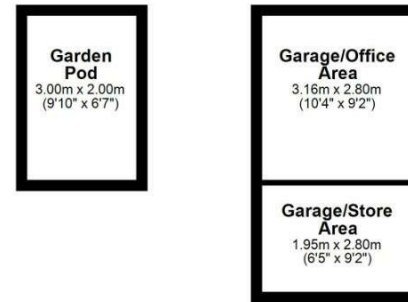
Outside Spaces - A good size, pretty garden, backed by an old oak tree, with secluded space for outdoor dining, separated from the main garden by mature fragrant jasmine & honeysuckle bushes & herb border. Flag stones leading to garden pod, currently used as a yoga studio / office space with own ethernet point and electric sockets. Four-person, wooden Zoki sauna, mature shrubs & raised garden beds used for vegetable growing.

Additional office space is contained in part of the brick-built garage. This space has been insulated, and also has a separate ethernet point & electricity. NB. This space can easily be returned to offer a fully functioning garage.

Location - Park Road is perfectly situated, moments away from all the amenities of this thriving Sussex village, and with access to country walks on the doorstep. The Downs Link cycle and footpath which runs from Shoreham to Guildford can be joined just around the corner. Award Winning Sussex Café of 2023, The Cabin at Berrett's Farm with fantastic views of the South Downs is a 10 - minute walk, serving good coffee, tea and cake. It's a focal point for locals, their dogs & families and hosts regular community events. Henfield is blessed with four pubs and numerous cafes, its own school, and a thriving public library. Brighton & the beach is only a short drive away and there is easy access by road to the A23 and to Gatwick. Hassocks train station is a 15-minute drive, from where there are regular Southern and Thameslink services to London Victoria, London Bridge, Bedford, Brighton, Littlehampton, and Worthing.

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Park Road, Henfield



Outbuildings



Ground Floor

First Floor

Total area: approx. 123.1 sq. metres (1324.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
Plan produced using PlanUp.

