



**hamlyn  
smith.**

Church Street, Henfield, BN5 9NS

£2,000 Per



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 3 Bedrooms

 3 Receptions

 1 Bathrooms

Hamlyn Smith are delighted to present this semi-detached, three-bedroom Victorian villa in Henfield village, with a large cellar and a south-facing garden.



- Semi Detached Villa
- 3 Double Bedrooms
- South Facing Garden
- Generously Proportioned Throughout
- Central Village Location
- Long Term Let













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Ashington Villa is a semi-detached, late nineteenth-century property, which stands on Church Street, within sight of the historic buildings in the heart of the village, including The White Hart, a local pub and former coaching inn, which dates back to the seventeenth century. This family home still has period features, including fireplaces, and the doors have been stripped to natural wood. Wonderfully spacious throughout, with generously proportioned rooms and plenty of storage space, this is an attractive and practical property which will appeal to many buyers. As you enter on the ground floor there is a living room to your left with a bay window and a fireplace with a wood burner/multi-fuel stove. Adjacent is the dining room, which has an original fireplace and an outlook over the rear garden. These two rooms are both a good size and work well in this configuration, but could equally be combined to form one large room, subject to the necessary building consent. At the rear of the property, with bi-fold doors which open wide to the south-facing garden, is a lovely kitchen/breakfast room with a slate floor. There is an area for a dining table nearest to the garden, while at the other end of the room is a beautiful, fitted kitchen with a white ceramic sink and space for a range cooker, space for a large fridge/freezer, and space and plumbing for a dishwasher. A utility room/WC, off the hall, houses the washing machine and the Worcester central heating boiler, and the current owners have a further washing machine, dryer, and freezer in the cellar which is also a fantastic storage space. The pretty, walled garden has flagstones and raised beds, as well as a brick-built shed with storage for garden tools and furniture. There is also an outside electric point in the side-return of the house.

Climbing the stairs to the first floor you reach a fantastic bathroom off the half-landing at the rear of the house. This was originally a bedroom and is a very luxurious size for a bathroom, with a roll-top, double-ended bath, which has ball and claw feet, and a separate large shower cubicle. There is a Heritage wash basin and high-level WC, and underfloor, electric heating. In the bathroom cupboard is a pressurised boiler that services the central heating on the top floor of the house. There are two double bedrooms on this floor. One has an outlook over the garden and a fireplace with a cast-iron insert and wooden mantle, while the main bedroom across the front of the house, has a full wall of fitted wardrobes and two windows to the front. There are numerous areas for storage in the house, including the cellar, the garden shed, a loft over the kitchen, and eaves storage with further loft space on the top floor.

The house had a completely new roof in 2020, with slates in keeping with the requirements of the conservation area. The property is perfectly located in the centre of the village where you will find all the amenities that this bustling community has to offer. There are a number of pubs and cafes, a school and a thriving public library. There are exceptional opportunities for walking and cycling in the local area, on the Downs Link path either towards Shoreham and the coast, or inland to Guildford.

