



**hamlyn  
smith.**


Foxfield Cottages, Henfield, BN5 9JY

**£395,000**

# hamlyn smith.

 3 Bedrooms

 2 Receptions

 1 Bathroom

A delightful 3 bedroom family home, located on a private lane, within easy walking distance of Henfield High street. The cottage benefits from a good size rear garden, and a driveway for two cars.

- A Three Bedroom Family Home
- Located On A Private Road
- Driveway For Two Cars
- A Good Sized Rear Garden
- Downstairs Cloakroom
- Sunroom With Wood Burner





# hamlyn smith.

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Nestled within a private lane, Foxfield Cottages in Henfield offers a haven of peaceful living, shielded from the bustle of passing traffic. Recently enhanced by its current owner, this mature home boasts recent renovations, including a revamped kitchen / dining room, which is perfect for gatherings. Step into the warmth of a sunroom at the rear, complete with a wood-burning stove, ideal for cozy winter evenings, overlooking the inviting rear garden. A ground floor cloakroom which is extremely handy for family living and ample storage space ensures practicality meets comfort seamlessly.

Ascending the stairs reveals three generously sized bedrooms, with the master bedroom fitted with wardrobe cupboards. A refitted shower room/WC promises modern convenience. Gas central heating and double glazing throughout ensure year-round comfort. Outside, a lawned rear garden, while a private driveway offers parking space for two cars at the front.

Enjoy the convenience of Henfield's vibrant high street nearby, boasting supermarkets, artisanal shops, and essential amenities. St. Peter's CEP School and vast expanses of countryside for leisurely strolls are within easy reach.

Brighton & Hove and Horsham are conveniently accessible, offering cosmopolitan delights and further shopping opportunities.



GROUND FLOOR  
Approximate Floor Area  
516.45 sq ft  
(47.98 sq m)



FIRST FLOOR  
Approximate Floor Area  
422.59 sq ft  
(39.26 sq m)

