



hamlyn
smith.

Wantley Hill Estate, Henfield, BN5 9JW

£350,000

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 2 Bedrooms

 1 Receptions

 1 Bathrooms

Guide Price £350,000 - £375,000
A semi-detached, two-bedroom, red-brick house on Wantley Hill, beautifully presented, with a stunning garden. The house benefits from driveway parking for two vehicles and a further allocated car parking space at the rear of the property.

- A Semi Detached Family Home
- 2 Bedrooms
- Driveway & EV Charging Point
- Converted Garage To Include Home Office
- Landscaped Garden With Patio Area
- Conservatory
- EPC C
- Council Tax C





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This semi-detached, two-bedroom property in Henfield, is a welcoming and practical house with fantastic ground floor space, including a conservatory and a home office which has been created in the converted garage.

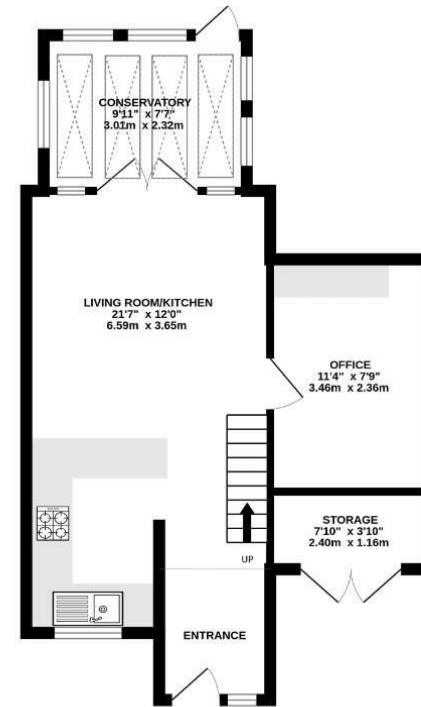
The front door of the house opens to an entrance hall from where you have sightlines through the reception room, to the conservatory and beyond to the garden. You will immediately get a feel for how open and spacious the house is and how well it has been cared for by its current owner. A lovely new wood-effect floor runs through the hall to the reception room and everywhere is beautifully decorated. To your left, the kitchen has been designed in a monochrome palette, with white gloss units and black metro tiles for the splashback. There is an electric oven and gas hob, space for a washing machine and a fridge. A matte-black sink and drainer is set in the counter beneath the window. As you continue toward the living room, there is built-in storage space under the stairs and once in the living room, there is a secret door, disguised as a bookcase, which opens to the home office. In the office, as well as space for a large desk and storage, there are further cabinets, worktops, and space for a full height fridge/freezer. This room has a raised, insulated floor, electrics, a radiator, and network sockets.

The living room is a fantastic size, open plan to the kitchen, with a low wall delineating the two zones. In total these two areas are over six metres in length. From the living room, the garden is access via the conservatory, which is double-glazed and offers a wonderful opportunity to enjoy views over the garden, even in the winter months.

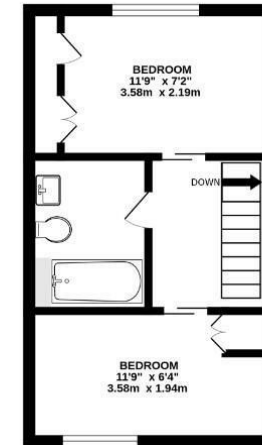
Outside, the garden has been landscaped with patio areas, gravel and decking, all connected by paths and stepping stones, and with flower borders, climbing plants and raised beds. There is plenty of colour and interest and at the side of the house there is a large insulated shed. There is also very useful rear access to the garden.

Upstairs the house has two bedrooms and a bathroom. The main bedroom has an entire wall of fitted wardrobes and views over the garden. The loft is boarded and has a pull-down ladder and a light. The house is double-glazed throughout and has an ideal combination boiler that has been annually serviced. There is still a large storage cupboard in what was originally the front of the garage, and this is accessed via the double garage doors which open to the driveway.

The property is conveniently located a ten minute walk from Henfield High Street, where you can find a wide variety of local shops, pubs and cafés, as well as a library and post office. Henfield also has its own primary school, St Peter's and Henfield Medical Centre is a short walk from the house. 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. Just over a mile to the north, Sussex Prairie Garden is an eight acre naturalistic garden, open to the public, which also runs creative courses, and holds musical events and markets.



GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
248 sq.ft. (23.0 sq.m.) approx.

WANTLEY HILL ESTATE

TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 or efficiency can be given.
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