



**hamlyn
smith.**

Coopers Way, Henfield, BN5 9FE

£550,000 - £600,000

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3 Bedrooms



2 Receptions



3 Bathrooms

****Guide price £550,000 - £600,000****

This beautifully presented three-bedroom, two-reception room townhouse, complete with an integral garage, is situated within an exclusive gated development in the heart of Henfield.

- Three bedroom townhouse
- Gated mews
- Garage and allocated car pot
- Low maintenance rear garden
- Moments from local amenities
- Immaculately presented throughout
- EPC rating - C
- Council Tax band - E





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 50 Goldstone Villas, Hove, BN3 3RS

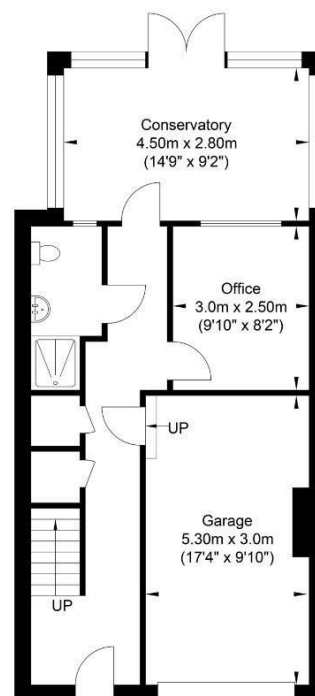
 01273 762222

 hello@hamlynsmith.co.uk

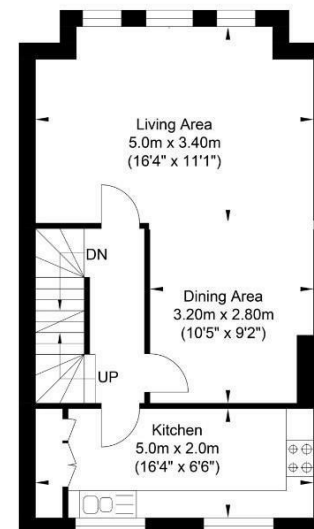
The accommodation is spread over three floors, offering a well-balanced, versatile and spacious layout. On the ground floor, is an entrance hall with access to the single garage with an electric up-and-over door, the third bedroom currently set up as an office, and a generous shower room and a light-filled conservatory opening onto the well-kept, low-maintenance rear garden. Stairs lead to the first floor, which features a bright and airy sitting/dining room with a hand-crafted media and display cabinet. Overlooking the gated mews and down toward the High Street is the fully equipt kitchen with shaker-style cupboards, stone work surfaces and integrated appliances. The second floor comprises two further double bedrooms, including a master with an ensuite, and a family bathroom.

Meticulously maintained by the current owners since new, this property boasts high-specification fixtures and fittings throughout, making it a flexible and inviting home in a small and bespoke development. Townsmead was thoughtfully designed to blend a sense of community with the charm and character of this historic village. Notable features include secure gated access, private allocated carport, bin store and rear access via a communal garden with mature trees at the rear. Properties in this sought-after location rarely become available, and early viewing is highly recommended.

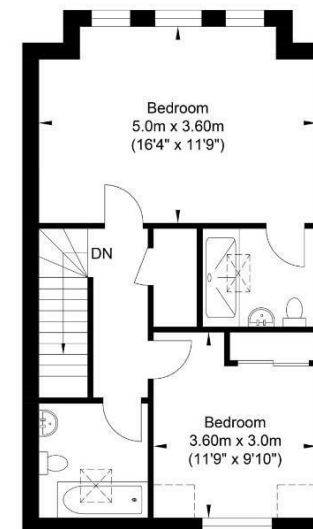
Townsmead enjoys an ideal location within easy reach of all the amenities in this vibrant Sussex village. Outdoor enthusiasts will appreciate the nearby Downs Link cycle and footpath, which stretches from Shoreham to Guildford. For a refreshing break, the popular Cabin at Berrett's Farm is just around the corner, offering tea, coffee, and delicious treats. Henfield boasts four pubs, numerous cafes, a village school, and a thriving public library. Brighton is only a short drive away, and the A23 provides quick access to Gatwick. Hassocks train station is a 15-minute drive, with regular services to London, Brighton, and other destinations.



Ground Floor
Approximate Floor Area
421.40 sq ft
(39.15 sq m)



First Floor
Approximate Floor Area
484.37sq ft
(45.0 sq m)



Second Floor
Approximate Floor Area
484.37sq ft
(45.0 sq m)



Approximate Gross Internal Area (Excluding Garage) = 129.15 sq m / 1390.15 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

