



**hamlyn
smith.**


King James Lane, Henfield, BN5 9ER

£550,000

hamlyn smith.

 3 Bedrooms

 2 Receptions

 1 Bathroom

Hamlyn Smith is proud to present this very rare and delightful, 3 bedroom characterful cottage located on the edge of the South Downs – Benefitting from uninterrupted panoramic views of the Sussex countryside.

- 3 Bedroom characterful cottage
- Elevated position giving direct access to the Sussex countryside
- Far reaching views of the South Down
- Located on a private lane
- Beautifully presented throughout







📍 50 Goldstone Villas, Hove, BN3 3RS

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This charming terraced cottage offers unexpectedly spacious living across three floors and is situated in a semi-rural location in Henfield, boasting beautiful countryside views.

As you enter through the welcoming porch, you are greeted by a hallway that provides access to the staircase and the front-facing sitting room. The sitting room features stylish and durable wood flooring, along with a cozy fireplace and wood-burning stove. Continuing through, the dining room maintains the same attractive flooring and includes built-in storage. At the rear, the kitchen is fitted with elegant shaker-style cabinets, matching countertops, and a traditional butler sink. It also comes equipped with modern appliances, including an electric oven, four-ring gas hob with extractor fan, dishwasher, and fridge.

Upstairs, the first-floor landing leads to a single bedroom, a double bedroom, and a bright family bathroom. The bathroom is fitted with a modern white suite, including a panelled bath with shower, pedestal wash basin, close-coupled toilet, and stylish brick-effect tiling. A further staircase takes you to the second floor, where a spacious double bedroom offers stunning views of the South Downs.

The property is set back from the road, approached by a gated pathway through a charming courtyard-style front garden. The beautifully landscaped rear garden features a patio with pergola, steps leading up to a lawn, and a small outbuilding that offers potential as a home office.

Henfield is delightful, being a village with most amenities for day-to-day life, including local shopping, cafes and bakery, pubs, primary school, doctors' surgery, dentist's, large village hall, leisure center, and Churches. The surrounding area is noted for its superb walking, the nearest footpath into the countryside being just 20 yards from the property's front door, on which The South Downs can be found which provides immediate access to miles of uninterrupted walking.



14 Mount Pleasant, Henfield

Approximate Gross Internal Area = 78.3 sq m / 843 sq ft
 Outbuilding = 5.6 sq m / 60 sq ft
 Total = 83.9 sq m / 903 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1136098)

