



**hamlyn
smith.**


Henfield Road, Henfield, BN5 9XU

£350,000 - £375,000

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 3 Bedrooms

 1 Reception

 1 Bathroom

Guide Price £350,000 - £375,000
Set back from the road with a lawned front garden in the heart of Small Dole, this charming three-bedroom, end-of-terrace house, offers a stylish and contemporary living space, including a modern kitchen/dining room and a generously sized rear garden.

- A Three Bedroom Family Home
- End Of Terrace
- Good Size Rear Garden
- Front Garden
- Beautifully Presented Throughout
- On Street Parking
- EPC Rating C
- Council Tax Band D





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From the street, this home makes a great first impression, with its attractive red brickwork, white timber cladding, and smart double-glazed windows. A storm porch leads to the front door, which opens into a bright and welcoming entrance hall. This hallway connects to the living room, a light-filled and generously proportioned space with wooden floors and a large window overlooking the front garden.

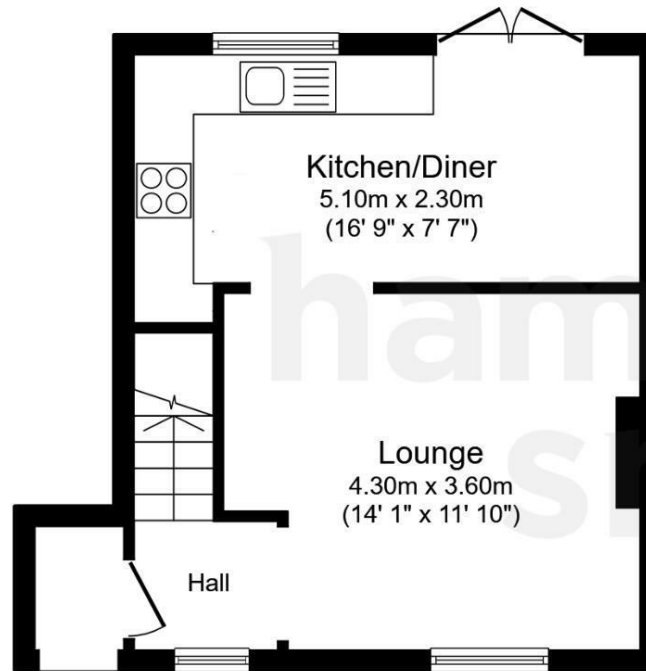
Beyond the living room, the kitchen/dining room spans the full width of the property and opens out to the rear garden via double doors. The kitchen is beautifully designed in neutral tones, with warm white cabinets, a granite worktop, and integrated appliances, including a gas hob and electric oven. The adjoining dining area is ideal for both everyday meals and entertaining.

The rear garden, approximately 13 meters (42 feet) in length, is fully enclosed by wood-paneled fencing and thoughtfully landscaped. It includes decking, patios, and raised flowerbeds, offering a versatile outdoor space for relaxation and social gatherings.

On the first floor, there are three well-presented bedrooms and a modern shower room, all arranged off a light and airy landing. Two of the bedrooms are generous doubles, with one overlooking the front garden and the other offering views of the rear. The third bedroom, also at the front, could serve as a comfortable single room or home office.

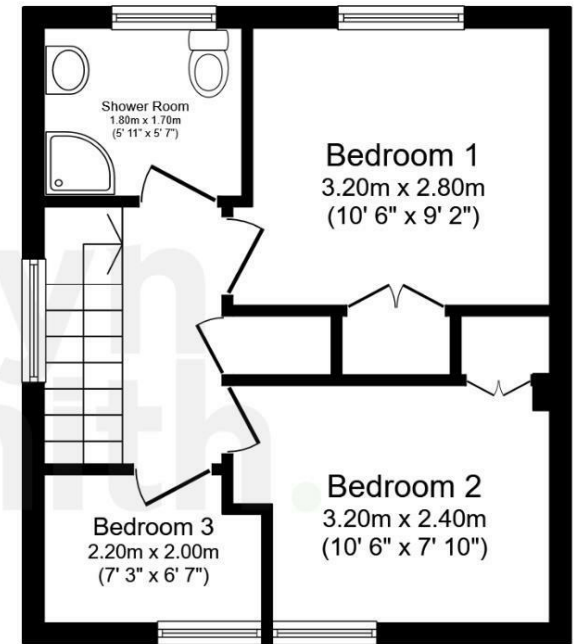
The shower room is finished to a high standard, with large-format tiles in neutral tones and a white suite. The corner shower enclosure includes chrome fittings, with both a rainfall showerhead and a handheld attachment for added convenience.

The house is in the heart of Small Dole. There is a very pleasant local pub, The Fox, which does great pub food and has a relaxed and welcoming ambience. The post office and general store are only moments from the house and the village hall is a busy local hub and has regular events. Tottington Manor Restaurant, which has an excellent reputation, is within walking distance, and a short drive away is the renowned Ginger Fox restaurant. There are beautiful walks nearby on the South Downs, and Woods Mill Nature Reserve is only minutes away. The larger village of Henfield has numerous pubs and cafes and further amenities, and in Shoreham to the south, there is a large Tesco and Marks and Spencer. Brighton and Gatwick are easily accessed by road and Hassocks train station is a 15-minute drive, from where there are regular Southern and Thameslink services to London Victoria, London Bridge, Bedford, Brighton, Littlehampton and Worthing.



Ground Floor

Floor area 31.9 sq.m. (343 sq.ft.)



First Floor

Floor area 30.6 sq.m. (329 sq.ft.)

TOTAL: 62.5 sq.m. (672 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

