



hamlyn
smith.

Fillery Way, Henfield, BN5 9FH

£575,000 - £600,000

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4 Bedrooms



1 Receptions



2 Bathrooms

£550,000 - £575,000

A wonderful, four-bedroom, modern house on a peaceful, friendly, private estate in Henfield with only a 3-minute walk to the village. The house has a beautiful garden, a carport, and a garage.

- Four bedroom family home
- West facing garden
- Off street parking for two cars
- Open plan kitchen/diner
- Two bathrooms with separate WC
- Juliette balcony off master bedroom
- Solar Panels



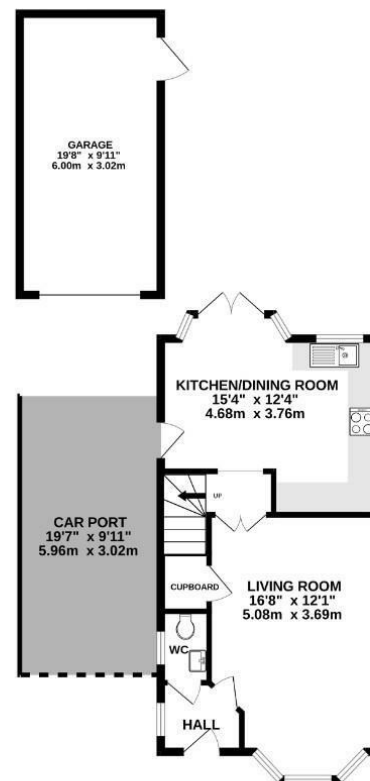


This is a fantastic opportunity to buy a four-bedroom family home on this extremely popular development in Henfield. The house is a handsome red brick property, which stands on Fillery Way, with views over the countryside. As you approach the house you will immediately see that it has been lovingly cared for, with pretty planting in the front garden and a smart front door. You enter into a hallway, off which is a downstairs WC. The hall leads onto the living room, which is a spacious room, with windows to the front and side and a lovely sightline through an archway to the kitchen/dining room and beyond to the garden. As you move into the kitchen/dining area, you find a lovely kitchen, fitted with granite worktops, and a ceramic tiled floor. There is a gas AEG hob and an electric double oven with grill. The washing machine is integrated and there is an integrated fridge-freezer. From here there is a door to the side of the house, into the carport, and also a bay window, with double doors onto the garden.

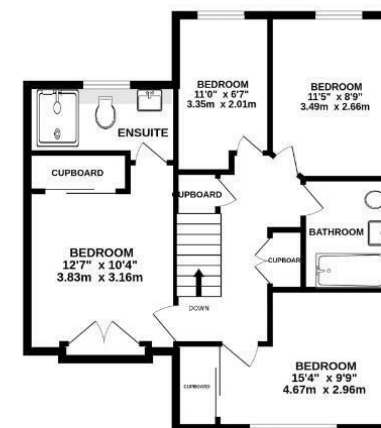
The current owners have lovingly tended the garden, which is full of flowering shrubs, with a patio area and a well-kept lawn. From the garden, there is side access to the garage, part of the space is still set aside for storage. The garden is west-facing and enjoys the sun well into the summer evenings, there is also access to the garden on both sides of the house, either through the carport or through a gate on the other side of the property.

Upstairs there are four bedrooms. The master bedroom has double doors that open to a Juliette balcony. At the other end of the room are fitted wardrobes and a door to the ensuite shower room. A further double bedroom at the front of the house also has fitted wardrobes. The remaining two bedrooms are at the rear of the house with an outlook over the back garden. The main bathroom has a shower over the bath and a window above the handbasin, which is set in a smart, contemporary-style vanity unit. The whole property is well-presented and further benefits include solar panels and double glazing.

The property is perfectly located, as there is pedestrian access from the estate to the village, which takes only a few minutes. There you will find all the amenities that the bustling community of Henfield has to offer. Henfield is blessed with four pubs and numerous cafes, its own school and a thriving public library. 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 towards Guildford.



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.

TOTAL FLOOR AREA: 1302 sq.ft. (121.0 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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