



hamlyn
smith.

Nep Town Road, Henfield, BN5 9EJ

Guide price
£450,000 - £475,000

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 3 Bedrooms

 2 Receptions

 2 Bathrooms

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Tucked away along a picturesque passageway off Nep Town Road in Henfield, this charming three-bedroom home, once a weaver's cottage, has been thoughtfully extended and modernised to create a stylish living space that is perfect for contemporary living, while retaining its period character.

- Three bedroom cottage
- Two bathrooms
- Front and rear patio gardens
- Very well presented
- Within walking distance of local amenities
- Distant views over the South Downs
- EPC rating - E
- Council tax band - D





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The approach is via a picturesque private twitten, lined with attractive red brick cottages, climbing plants, and raised flower beds. At the front of the cottage there is an attractive garden with a summer house.

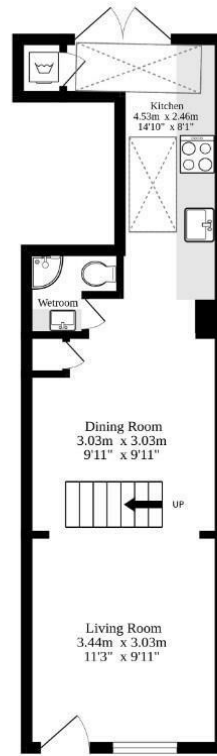
Stepping inside, you enter the living room, where open sightlines extend through the dining area into the kitchen and beyond to the patio garden. Originally a series of smaller rooms, the layout has been reconfigured for modern living. French oak flooring runs seamlessly throughout, enhancing the sense of space and continuity. A central staircase rises to the first floor, while bespoke cabinetry in the living area provides useful storage. A window overlooking the front garden is dressed with elegant shutters, which are a feature of windows throughout the house.

The dining area comfortably accommodates a good-sized table and flows naturally into the beautifully designed kitchen. Shaker-style cabinets in a delicate green are complemented by an exquisite Verde Marinace granite worktop. High-quality integrated appliances include a Bosch electric hob, Neff double oven, Neff fridge freezer, and Neff dishwasher. Underfloor heating adds a touch of luxury, while a utility cupboard at the rear of the kitchen discreetly houses the washing machine and a Glow-worm 30CXi boiler. Beyond the kitchen, double doors open onto a delightful patio - an ideal space for outdoor dining. Completing the ground floor is a wet room with porcelain tiles, a shower, WC, and hand basin. There is also a useful storage cupboard for coats and shoes, off the living room.

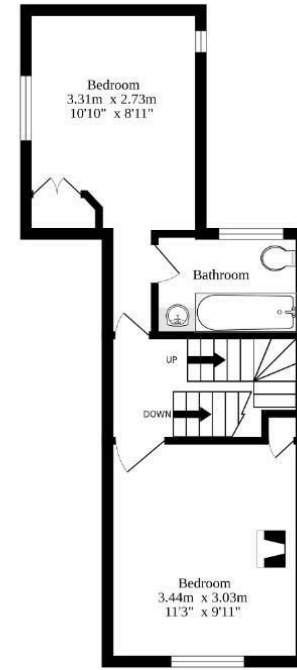
On the first floor, there are two well-proportioned bedrooms and a stylish bathroom. The front bedroom, currently used as a second lounge, is a generous double featuring a wood burner set on a slate hearth, and built-in storage. A column radiator adds to the period charm. The rear bedroom, another good-sized double, offers far-reaching views towards the South Downs.

The bathroom is immaculately presented with fully tiled walls and a contemporary white suite, including a bath with a waterfall shower and separate handheld attachment, a WC, and a round hand basin mounted on a marble-topped vanity unit.

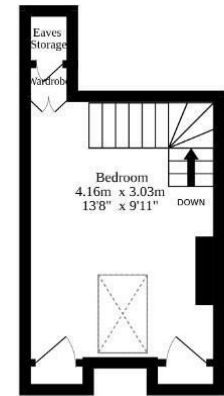
On the top floor, there is a beautiful room in the roof. This bedroom is enhanced by a Velux window and built-in storage, including a wardrobe and eaves cupboards. The floorboards have been stripped and painted white, adding to the character of the space. The house benefits from double glazing.



Ground Floor
29.9 sq.m. (322 sq.ft.) approx.



1st Floor
25.5 sq.m. (275 sq.ft.) approx.



2nd Floor
14.1 sq.m. (152 sq.ft.) approx.

TOTAL FLOOR AREA : 73.5 sq.m. (791 sq.ft.) 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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