



hamlyn
smith.

Nep Town Road, Henfield, BN5 9DU

OIEO £750,000

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 4 Bedrooms

 3 Receptions

 2 Bathrooms

Hamlyn Smith are proud to present this stunning detached cottage tucked away along a picturesque twitten off Nep Town Road in Henfield. This charming four-bedroom home, has been thoughtfully modernised and styled by Gigi interiors to create a chic living space that is perfect for contemporary living, while retaining its period character.

- Stunning four bedroom cottage
- Detached
- Quiet setting close to countryside & amenities
- Holiday let turnover in excess of £80k
- Beautifully presented
- No onward chain
- EPC rating - E
- Council tax band - G







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📍 50 Goldstone Villas, Hove, BN3 3RS

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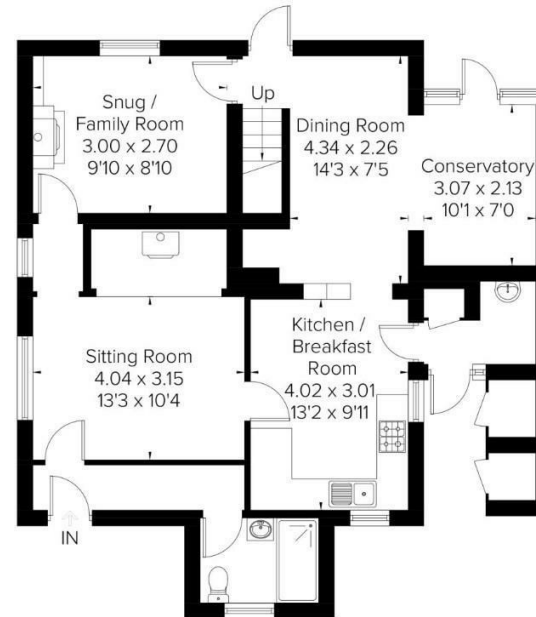
This utterly charming property retains a wealth of period features, including a stunning inglenook fireplace and a wood-burning stove in the sitting room. These character elements are seamlessly blended with modern conveniences, such as the beautifully fitted kitchen/breakfast room, which opens onto a dining area and a lovely conservatory. The property also benefits from a cosy snug/family room within the Victorian part of the house, a utility room, and a downstairs bathroom.

On the first floor, the principal bedroom is located within the oldest part of the house and is a superb space, boasting a vaulted ceiling and exposed beams. There are two further double bedrooms, along with a smaller fourth bedroom/study, which is accessed via the family bathroom.

The property is tucked away up a little twitten (footpath), nestled among other attractive houses. The gardens are enclosed by high walls, accessed via gates, and lie to the north and south of the house. Both gardens are surprisingly private and have been landscaped for ease of maintenance.

Henfield is a thriving village, on the edge of the South Downs National Park. The house is within walking distance of St Peter's Primary School, the GP surgery and dentists. The leisure centre has a gym and tennis courts and offers a variety of classes. Bus services run to Brighton, Worthing, Horsham and Burgess Hill. The Downs Link cycle and footpath passes through the outskirts of the village, running from Shoreham to Guildford. After a long walk, pop into the Cabin at Berretts Farm, for tea, coffee, cake, and fantastic views. They even do pizza evenings in the summer months. Henfield has a wide range of shops, a Sainsbury's Local, several pubs, cafés and a public library. Just over a mile to the north, Sussex Prairie Garden is an eight acre naturalistic garden, open to the public, which also runs creative courses, and holds musical events and markets.

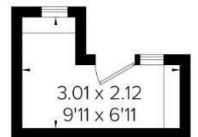
Approximate Area = 143.3 sq m / 1542 sq ft (Excluding Void)
Outbuilding = 4.6 sq m / 49 sq ft
Total = 147.9 sq m / 1591 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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