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Charlwood Drive, Henfield, BN5 9FA

£700,000 - £750,000

hamlyn smith.



4 Bedrooms



3 Receptions



2 Bathrooms

Guide Price £700,000 - £750,000

A spacious and beautifully presented four-bedroom detached house on Charlwood Drive, a quiet road within a sought-after private estate in Henfield, just a five-minute walk from the village. The property includes a beautifully landscaped west-facing garden, private driveway, and garage.

- Detached four bedroom family home
- Within walking distance of Henfield High Street
- Garage, driveway and utility room
- Solar panels
- Attractive landscaped garden
- Quiet residential setting







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Hamlyn Smith are delighted to present this attractive double-fronted modern home, which is a handsome red-brick property with excellent kerb appeal. A pretty brick storm porch leads to a generous entrance hall, from which the main reception rooms are accessed. The living room is positioned on one side of the hall and is a bright and spacious room with windows to the front. Also at the front is a second reception room, currently used as a dining room but equally suitable as a family room, home office, or even a fifth bedroom.

Stretching across the rear of the house, the kitchen/breakfast room has double doors opening directly onto the garden. Appliances include an integrated four-burner AEG gas hob with extractor hood, AEG fan oven with separate integrated oven and grill above, integrated dishwasher, and fridge freezer. A utility room adjoins the kitchen and provides additional counter space, a sink, and space for both a washing machine and tumble dryer. A downstairs WC is accessed from the hall.

The rear garden is a real highlight, laid out in well-defined zones including a lawn, patio, vegetable plot, and a pergola-covered seating area with red and white vines. There are also apple, pear, fig, and hawthorn trees, as well as raised beds and a swing seat.

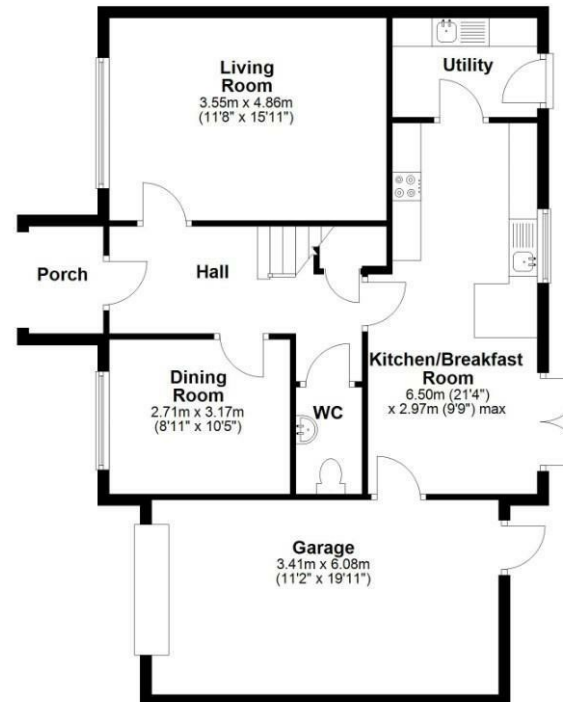
Upstairs, the spacious landing leads to four well-proportioned bedrooms. The main bedroom overlooks the garden and includes a full wall of fitted wardrobes and an en-suite shower room. The second bedroom spans the full depth of the house and enjoys a dual aspect. Two further bedrooms are positioned at the front, and there is a large family bathroom featuring both a bath and a separate shower cubicle.

A pedestrian cut-through provides easy access to the village, which offers a wide range of amenities including shops, cafés, pubs, a library, post office, medical centre, dentist, and primary school. The village also has a leisure centre with a gym, tennis courts, and fitness classes. Regular buses connect Henfield with Brighton, Horsham and Burgess Hill, and the Downs Link offers scenic walking and cycling routes from Shoreham to Guildford. Nearby Berretts Farm is popular for coffee, cake and summer pizza evenings.



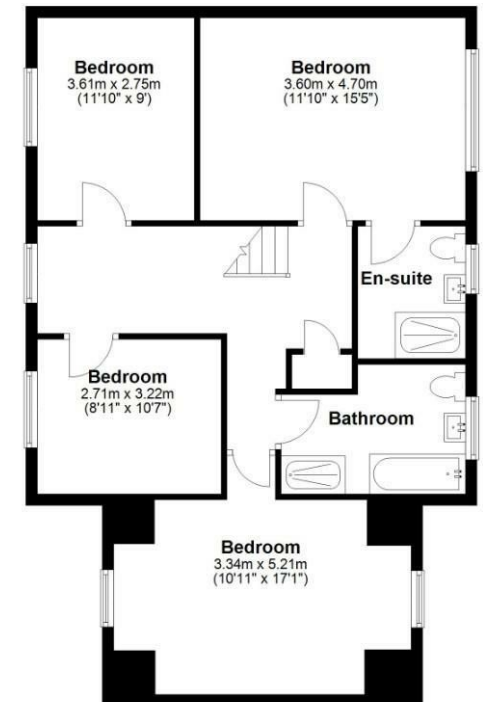
Ground Floor

Approx. 85.5 sq. metres (920.5 sq. feet)



First Floor

Approx. 81.3 sq. metres (874.6 sq. feet)



Total area: approx. 166.8 sq. metres (1795.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Plan produced using PlanUp.

