



hamlyn
smith.

Wood Lane, Henfield, BN5 9YE

£450,000

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3 Bedrooms



1 Receptions



1 Bathrooms

A beautifully presented and extended three-bedroom semi-detached chalet bungalow, situated in a desirable residential area close to stunning countryside walks. The property also has a converted garage which is arranged as a self contained office and garage storage.

- A Well Presented Chalet Bungalow
- 3 Double Bedrooms
- Large Living Areas and Entertaining
- Front & Rear Garden
- Driveway For Multiple Cars
- Converted Garage With Office







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Nestled in the popular hamlet of Small Dole, this lovely home enjoys a peaceful yet convenient setting. The village offers a general store with post office, a welcoming public house, and a village hall. A wider range of amenities can be found in Henfield (approximately two miles north) and Steyning (around three miles south).

Excellent transport links are available via mainline railway stations at Shoreham-by-Sea, Hassocks, Haywards Heath, and Brighton, while Crawley, Gatwick Airport, and London are easily accessible via the A23/M23.

The property offers spacious and versatile accommodation arranged over two floors.

Ground Floor:

A welcoming entrance porch opens into a large hallway with attractive stripped oak flooring. The bright and airy living/dining room enjoys the same flooring, a wood-burning stove, and bi-fold doors leading to the rear garden.

The modern double-aspect kitchen/breakfast room is well-equipped and provides ample space for a table and chairs, complemented by a separate utility room with space for a tumble dryer.

There are two bedrooms on this level — a double bedroom overlooking the front garden and a second double bedroom, along with a contemporary cloakroom.

First Floor:

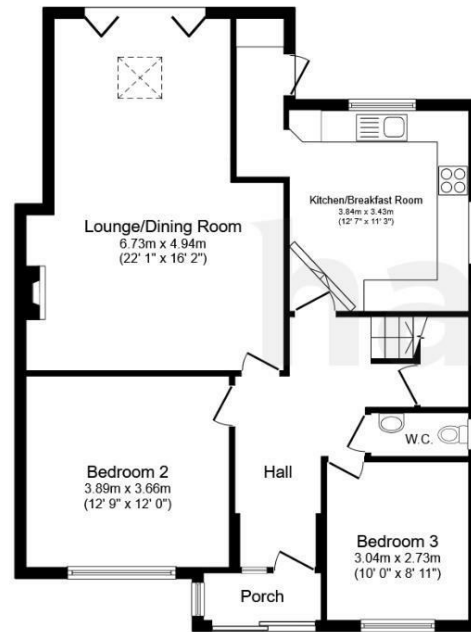
Stairs lead to a spacious dual-aspect master bedroom featuring three Velux windows with distant views towards the South Downs, fitted wardrobes, and a modern family bathroom. A walk-in heated storage cupboard completes the first floor.

Outside

The front garden is mainly laid to lawn, with a driveway offering parking for two to three vehicles.

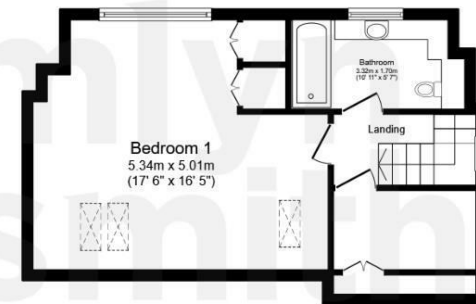
The enclosed rear garden features Astroturf lawn, a decked seating area, flower borders with railway sleepers, and a timber garden shed with a tiled roof.

The former garage has been converted to provide a superb garden office and large storage room/workshop. The office benefits from power points, superfast Wi-Fi, and plastered ceilings, making it ideal for home working or creative pursuits.



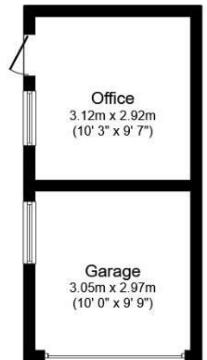
Ground Floor

Floor area 85.6 sq.m. (922 sq.ft.)



First Floor

Floor area 39.1 sq.m. (421 sq.ft.)



Outbuilding

Floor area 19.0 sq.m. (205 sq.ft.)

Total floor area: 143.7 sq.m. (1,547 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

