hamlyn smith.

Borrer Drive, Henfield, BN5 9FQ

Guide price
£425,000 - £450,000

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3 Bedrooms

1 Reception

2 Bathroom

Guide price £425,000 - £450,000
Hamlyn Smith are delighted to present this semi-detached three-bedroom house on a popular private estate in Henfield, with a west-facing garden, a garage and off-street parking.

- Modern three bedroom house
- Two bathrooms
- Semi-detached
- Drive and garage
- West Facing garden
- Sought after village location

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1 Hova Villas, Hove, BN3 3DH

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This fantastic three-bedroom house has a favoured west-facing garden as well as a garage and private drive. On the ground floor is a modern kitchen with hi-gloss units and an attractive wood effect worksurface, a stainless steel Zanussi electric oven and a gas hob with a stainless steel splashback. There is space for a washing machine, a dishwasher and a large fridge freezer. There is also room in the kitchen for a small breakfast table but you could equally have a dining table in the adjacent living room which is extremely spacious. In the living room, double doors with windows on either side give a lovely outlook onto the good size garden which is west facing meaning you can enjoy the sun into the early evening. There is also a downstairs WC. Upstairs are three bedrooms and a bathroom. The master bedroom is at the back of the house overlooking the garden and has an ensuite shower room with a modern white suite. All the windows are double glazed as you would expect from a recently built property.

This popular private estate is located on the edge of Henfield Village in a semi-rural location. The estate has been thoughtfully designed and landscaped and the houses are laid out to allow for maximum privacy, with the front of this house looking out onto open space. Just around the corner, in the middle of the estate is a children's playground. All the amenities of the busy village of Henfield are close by and there are country walks on your doorstep. Two minutes from the house you can join the Downs Link cycle and footpath which runs from Shoreham to Guildford. The popular Cabin at Berrett's Farm, just off the pathway, serves tea and coffee, where you can sit at the picnic tables and enjoy the fantastic views at the end of a long walk. Henfield is a busy village with all the usual amenities, including local shops, a supermarket, four pubs, numerous cafes, its own school and a thriving public library.

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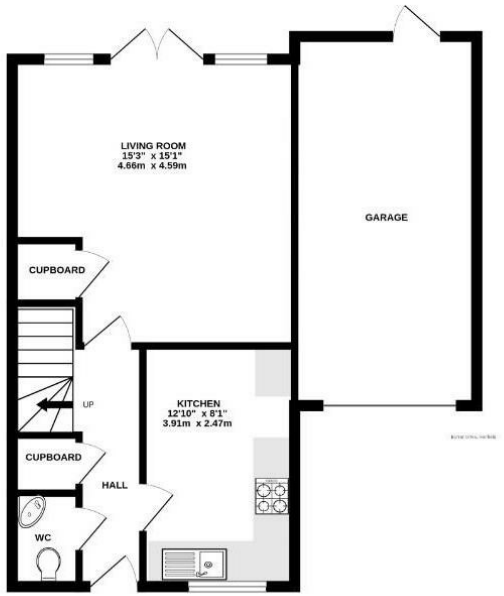
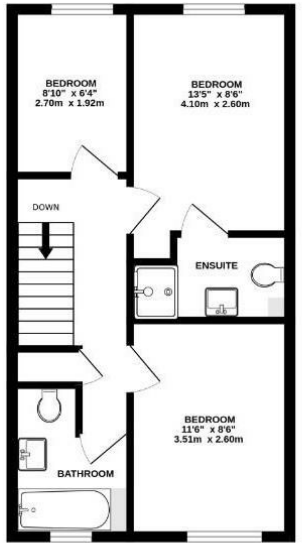


GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.

TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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.