



hamlyn  
smith.

Faircox Lane, Henfield, BN5 9PD

£685,000



3 Bedrooms



1 Reception



2 Bathrooms

Little Faircox is a detached three-bedroom bungalow, tucked away in a peaceful location on Faircox Lane in the village of Henfield. With spacious accommodation, a private driveway, a garage, and a lovely south-west facing garden, this home further benefits from practical and modern conveniences, including an ensuite off the principal bedroom, a utility area off the kitchen, and a reception room that effortlessly accommodates both a dining area and a large lounge.

- Three bedroom bungalow
- Detached
- West facing garden
- Driveway and garage
- Well presented throughout
- No onward chain







# hamlyn smith.



50 Goldstone Villas, Hove, BN3 3RS  
01273 762222  
hello@hamlynsmith.co.uk

The front door opens to an exceptionally spacious hall, from which all the main rooms are accessed. One of the many highlights of this home is the seven metre reception space which has large sliding doors onto the patio area of the garden. At one end of the room is a comfortable lounge area focused on a modern gas log-effect fireplace, with two arched alcoves on either side. From here you can also enjoy views of the garden. At the other end of the room the dining area has plenty of space for entertaining dinner guests at a large table. Both the overhead lights and the wall sconces in the reception area are on dimmer switches.

The kitchen is another fantastic room over five metres in length with its own garden views. White gloss units give a smart clean look and integrated appliances include an Electrolux dishwasher, a fridge/freezer, an AEG electric fan oven and induction hob with extractor hood. A beautiful and practical Karndean floor extends through the kitchen to the utility area, where there is space for a washing machine. From here there is a door straight to the garden.

The principal bedroom is at the front of the house and is a light and airy room with built-in wardrobes and a generous en suite shower room. Across the hall are two further bedrooms - one is a good-sized double with fitted wardrobes and the other, slightly smaller, is currently arranged as a home office. These bedrooms are served by the main bathroom which has a white suite including bath, hand basin - set in a vanity unit - and WC.

Outside the garden has open aspects to both the south and the west. There is a good size lawn and a patio area close to the house as well as raised flower beds. Above the patio area there is an electronic awning, controlled with a remote.

The house is double glazed throughout and there is storage space in a large cupboard off the hall, and in the loft.

Henfield village sits on the edge of the South Downs National Park and has a thriving community with a range of independent shops, cafés, pubs and a Sainsbury's Local. The leisure centre has a gym, tennis courts and offers various classes. The Downs Link cycle and walking trail passes through the village, and The Cabin at Berretts Farm is a popular stop for tea, coffee and cakes. Regular bus services link Henfield with Brighton, Horsham and Burgess Hill. The A23 and Gatwick are easily accessible by road, and nearby Hassocks station (around 15 minutes by car) provides Thameslink and Southern services to London, Brighton and the south coast.



Ground Floor



Total area: approx. 102.4 sq. metres (1102.6 sq. feet)

Garage not included in sq. meterage. 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.

