



**Wantley Hill Estate
Henfield, BN5 9JR**

Guide Price £315,000

Gao
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MAIN FEATURES:

- Semi Detached House with Entrance Porch
- Modern High Gloss Kitchen with Separate Utility Room
- Lounge
- Sun Room/Snug
- Two Double Bedrooms & Wet Room/WC
- Good Size Front & Rear Gardens

Discover the charm of Wantley Hill Estate — a sought-after residential pocket in the heart of Henfield, offering a wonderful balance of village living and modern convenience. This attractive semi-detached home presents a superb opportunity for buyers seeking comfort, style and generous outdoor space in a highly desirable location. The property welcomes you with a practical entrance porch, ideal for coats, boots and everyday essentials. Step inside to find a modern high-gloss kitchen, beautifully presented and perfectly equipped for contemporary living, complemented by a separate utility room that keeps household tasks neatly tucked away. The inviting lounge provides a warm and comfortable living space, while a delightful sun room/snug offers a peaceful retreat overlooking the garden — perfect for reading, relaxing or enjoying sunny afternoons. Upstairs, the home boasts two spacious double bedrooms, both light-filled and well-proportioned. A well-designed wet room/WC adds further convenience, combining style with practicality. Outside, the property enjoys good-sized front and rear gardens, offering ample room for planting, entertaining, or simply enjoying the tranquillity of the surroundings.

Wantley Hill Estate is known for its friendly community atmosphere, leafy surroundings and excellent access to village amenities. Henfield offers a range of independent shops, cafés, country pubs and scenic walking routes right on the doorstep, with the South Downs close by for outdoor enthusiasts. Strong transport links make commuting to Brighton, Horsham or London straightforward, while still allowing you to enjoy the peace of a semi-rural setting. A truly appealing home in a highly regarded location.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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