

HAMLYN SMITH

OIEO £490,000

HENFIELD COMMON SOUTH, HENFIELD

3 BEDROOMS
2 RECEPTIONS
2 BATHROOMS

Bell House enjoys a picturesque setting on the edge of Henfield Common, just minutes from the heart of Henfield village. This charming three-bedroom home benefits from two beautiful gardens, a spacious open-plan living and dining area at its heart, a double garage, and off-road parking.

- Unique Conversion Of Former School Building
- Set within Henfield Common
- Double garage
- En-suite to master bedroom
- Conservatory
- No onward chain
- EPC rating - D
- Council tax band - F















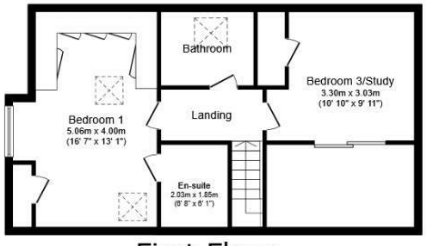






Ground Floor

Floor area 81.9 sq.m. (882 sq.ft.)



First Floor

Floor area 57.1 sq.m. (615 sq.ft.)



Garage

Floor area 23.2 sq.m.
(250 sq.ft.)

Total floor area: 162.3 sq.m. (1,747 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

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A long driveway from Henfield Common South leads to a shared garage area serving three properties. From here, a path leads through the generous front garden to the front door. Stepping inside, you are welcomed into a spacious reception room, where striking high windows at the far end flood the space with natural light. The ceiling rises to double height in this area, adding to the sense of openness. The living area is centred around a cosy fireplace with a wood-burning stove, while the staircase divides the space, creating natural zones that can accommodate a dining table or a work-from-home area.

Beyond the reception room, the kitchen offers views through the conservatory to the back garden. It is fitted with cream country-style cabinets, an attractive tiled splashback, and large-format floor tiles. There is an integrated dishwasher, space for a freestanding cooker, and room for a full-height fridge freezer. A practical utility room that then leads to a modern W/C is conveniently located next to the kitchen, providing space for a washing machine and dryer, keeping laundry appliances separate from the main kitchen.

The house has three bedrooms, including a well-proportioned double bedroom on the ground floor, which enjoys a lovely outlook over Henfield Common. Upstairs, the principal bedroom is a standout feature, with its magnificent vaulted ceiling, exposed beams, built-in wardrobes, and garden views. It also benefits from an ensuite bathroom. The second upstairs bedroom is situated on a mezzanine overlooking the living room and is currently used as a home office. A stylish shower room is located off the landing, with a rainfall and hand-held shower, a low-profile shower tray, large-format wall tiles, and a vanity unit with useful storage.

The conservatory provides a wonderful connection to the garden, offering views of mature trees and shrubs. The landscaped outdoor space includes a patio area near the house, while a pathway has flower borders on either side.

Bell House is ideally located, moments from the amenities of this thriving Sussex village and with country walks on the doorstep. The Downs Link cycle and footpath, running from Shoreham to Guildford, is easily accessible. Henfield offers a variety of shops, a Sainsbury's Local, several pubs and cafés, and a public library. The local leisure centre has a gym, tennis courts, and a range of classes. Regular bus services connect to Brighton, Horsham, and Burgess Hill, while Brighton itself is a short drive away. The A23 provides easy access to Gatwick, and Hassocks train station—just 15 minutes by car—offers frequent Southern and Thameslink services to London, Brighton, and the south coast.