



**hamlyn  
smith.**

Charlwood Drive, Henfield, BN5 9FA

Guide price  
£500,000 - £550,000

# hamlyn smith.

 3 Bedrooms

 2 Receptions

 2 Bathrooms

**\*\*Guide price £500,000 - £550,000\*\*** This beautifully presented double-fronted detached house on Charlwood Drive has three generously sized bedrooms and a fantastic garden. Set on a lovely tree-lined road within a private estate in Henfield, the property is just a short walk from the village. Inside, the décor is neutral throughout, creating a stylish, contemporary finish. The house also benefits from a garage.

- Three bedroom family home
- Detached
- South facing garden
- Separate garage and off street parking
- Immaculately presented
- Within walking distance of Henfield High Street
- EPC rating - B
- Council tax band - E





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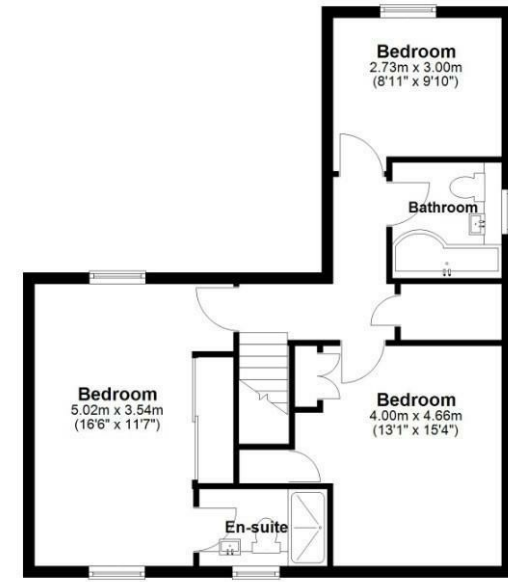
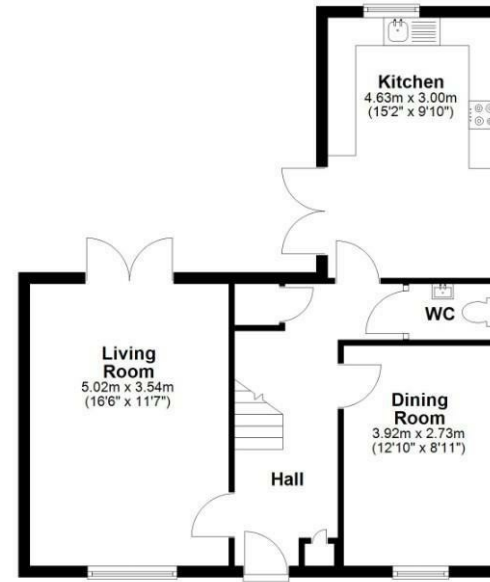
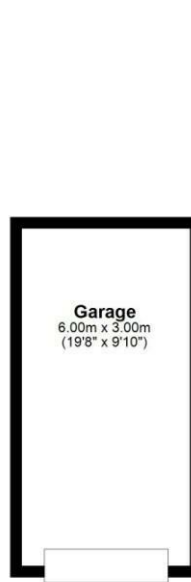
Set back from the road behind a lawned front garden, the house makes a strong first impression. This handsome red-brick property has a central brick porch with a pitched roof, and a welcoming entrance hall with a coat cupboard and understairs storage. To the left, the living room has an expansive feel with white wall panelling and dado detailing. It enjoys dual-aspect natural light from a large front-facing window and French doors at the rear, which open into the garden. Across the hall, the formal dining room is another dual-aspect space, with windows on two sides and matching panelling that echoes the living room's design—an ideal setting for family meals or entertaining.

The kitchen/breakfast room is fitted with cream cabinets and white tiled flooring, and includes integrated appliances: a Zanussi dishwasher, Zanussi washing machine, and fridge-freezer. There's also an AEG gas hob with a double electric fan oven and grill. A second set of French doors leads directly into the garden, bringing in plenty of natural light.

The rear garden is a good size and well suited to both relaxing and entertaining. A paved patio provides space for outdoor seating or dining, and there's a lawn with small trees and climbing plants along a charming trellis. The layout of the ground floor lends itself well to social occasions, with generous reception areas and direct garden access from both the kitchen and living room. A ground-floor WC with a toilet and handbasin, completes this level.

Upstairs, the principal bedroom follows the same neutral palette as the rest of the house and enjoys dual-aspect windows. It has generous space for furniture along with a built-in wardrobe. The en-suite bathroom includes a large walk-in shower, WC, and a sink with storage. The second bedroom, at the front of the house, is also a spacious double. The third bedroom overlooks the garden and is currently set up as a nursery, but would equally suit use as a spare bedroom or home office. The family bathroom has a modern shower/bath, WC, and a sink with under-sink storage.

With its well-planned layout, attractive design and excellent natural light throughout, this lovely home combines comfort and practicality in a sought-after Henfield location. The village is within easy walking distance and offers a wide range of amenities including shops, cafés, pubs, a library, post office, medical centre, dentist, and a primary school. Henfield also has a leisure centre with a gym, tennis courts, and fitness classes. Regular bus services connect the village with Brighton, Horsham and Burgess Hill, and the Downs Link provides scenic walking and cycling routes from Shoreham to Guildford. Nearby Berretts Farm is popular for coffee, cake, and summer pizza evenings.



### Ground Floor

Approx. 56.1 sq. metres (603.6 sq. feet)

### First Floor

Approx. 55.7 sq. metres (599.7 sq. feet)

**Total area: approx. 111.8 sq. metres (1203.3 sq. feet)**

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.

