

HAMLYN SMITH

GUIDE PRICE

£625,000 - £650,000

GRESHAM PLACE, HENFIELD

3 BEDROOMS
2 RECEPTIONS
2 BATHROOMS

Set within the popular village of Henfield, this beautifully presented three-storey home offers generous and versatile accommodation, alongside a superb west-facing garden designed with entertaining in mind.

- Three/four bedroom home
- Two bathrooms
- Off street parking for multiple cars
- Multiple outbuildings including home office
- West facing rear garden
- Beautifully presented throughout



















Gresham Place

Approximate Gross Internal Area = 165.9 sq m / 1786 sq ft
(Including Eaves)
Outbuildings = 39.7 sq m / 427 sq ft
Total = 205.6 sq m / 2213 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1329342)





The ground floor provides an excellent balance of charm and contemporary living. A spacious living room features attractive parquet flooring and an open fireplace, creating a warm and inviting space, while to the rear a modern extension has transformed the kitchen and dining area into the real heart of the home. The sleek light grey handleless kitchen is arranged open plan with the dining space, with bifold doors to the garden. A separate WC and generously sized utility room complete the ground floor.

On the first floor, the current owners have combined two bedrooms to create an impressive principal suite, although the original arrangement could easily be reinstated to provide a fourth bedroom if required. There is also a further generous double bedroom and the family bathroom.

The loft has been thoughtfully converted to provide another large double bedroom, complete with an en-suite and useful eaves storage, making it ideal as a guest suite, teenager's bedroom or alternative principal bedroom.

Outside is where the property really comes into its own. The beautiful west-facing rear garden provides a wonderful setting for enjoying the afternoon and evening sun, with a substantial covered patio and outdoor kitchen creating the perfect space for summer dining and entertaining. A summer house is currently arranged as a hobby room, while a separate spacious and fully functioning home office provides an excellent solution for those working from home.

To the front, the property also benefits from valuable off-street parking.

Offering flexible family accommodation, excellent entertaining space and a particularly impressive garden, this is a home that combines practicality with plenty of character and should be viewed to be fully appreciated.

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