

HAMLYN SMITH

£550,000 - £575,000

MILL DRIVE, HENFIELD

3 BEDROOMS
2 RECEPTIONS
1 BATHROOM

Guide Price £550,000 - £575,000
A wonderful opportunity to buy a semi-detached, three-bedroom house on Mill Drive, opposite Henfield Common, on a substantial plot, with a large garden and a garage.

- Three bedroom family home
- Semi-detached
- West facing garden
- No onward chain
- Garage and Car Port
- Energy Rating - TBC
- Close to Henfield High Street



















Mill Drive, Henfield

Approximate Gross Internal Area = 108.7 sq m / 1170 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 123.4 sq m / 1328 sq ft

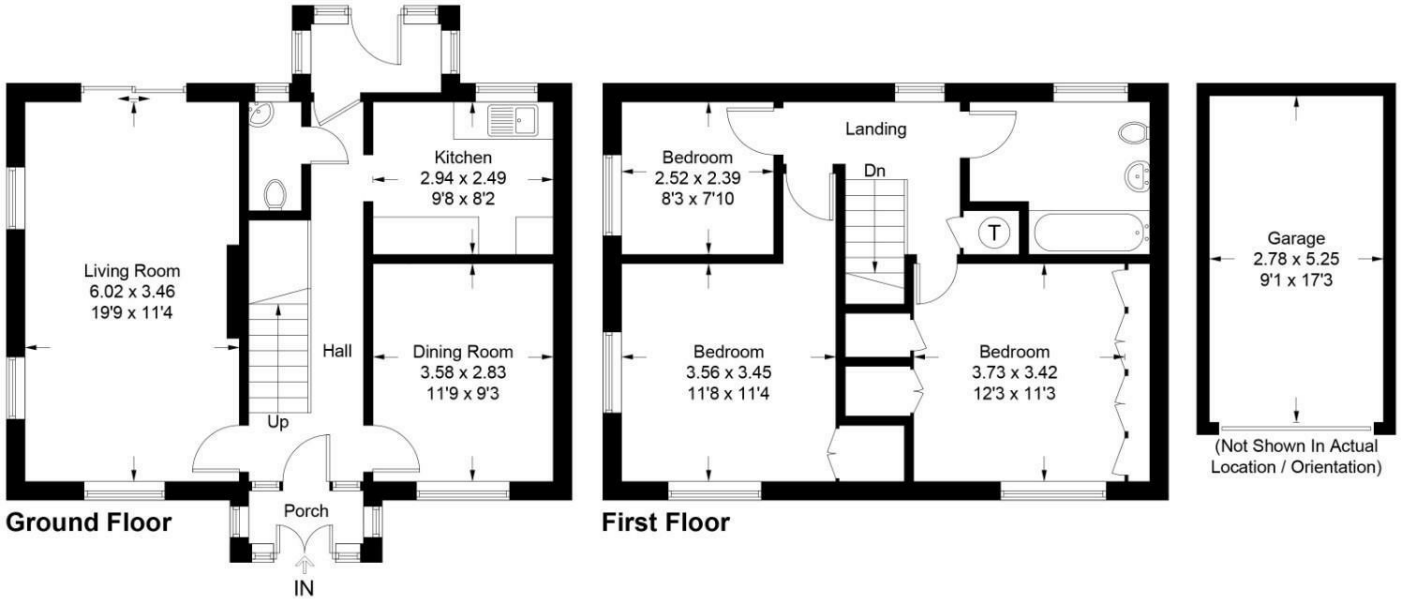


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1346817)





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Situated in a desirable position within the picturesque village of Henfield, this beautifully presented three-bedroom semi-detached home offers bright and spacious accommodation, a generous wraparound garden, a garage and car port to the rear and excellent potential for future extension or reconfiguration, subject to the necessary consents. Ideally located just moments from Henfield Common and within easy walking distance of the village centre, the property provides the perfect balance of peaceful surroundings and everyday convenience.

The property is approached via an entrance porch, opening into a welcoming central hallway providing access to the principal ground floor accommodation, with the added benefit of a downstairs toilet.

The impressive triple-aspect living room is a particular highlight, extending to almost six metres in depth and enjoying an abundance of natural light. Sliding patio doors overlook the beautiful rear garden, creating a wonderful connection between the indoor and outdoor spaces. Across the hallway, a separate dining room provides an ideal setting for family meals and entertaining, with a convenient serving hatch connecting through to the kitchen.

Positioned at the rear of the property, the kitchen offers ample storage, worktop space and room for essential appliances, with a pleasant outlook over the garden. A downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all benefiting from the home's bright and airy atmosphere. The principal bedroom and the second bedroom are positioned at the front of the property, overlooking the front garden, with views towards Henfield Common. The third bedroom at the rear of the property offers a versatile space, ideal as a bedroom, nursery or home office, with access to substantial eaves storage. A family bathroom completes the first floor.

Externally, the property benefits from a particularly generous garden extending around the rear and side of the house, providing an excellent space for outdoor dining, entertaining and family enjoyment. A garage positioned at the rear of the property provides valuable additional storage or secure parking. The extensive grounds also offer exciting possibilities for further landscaping or potential extension, subject to the necessary planning permissions.

Well presented throughout, this charming home is ready for its new owners to move straight into, whilst offering the flexibility to adapt and enhance the accommodation in the future.

The property enjoys an enviable position close to Henfield Common, a beautiful expanse of meadowland and woodland designated as a Local Wildlife Site, offering wonderful opportunities for peaceful walks and outdoor recreation.

Henfield village centre is just a short stroll away, providing an excellent selection of independent shops, cafés, traditional pubs, restaurants and everyday amenities.

For those who enjoy an active lifestyle, the nearby Downs Link offers scenic walking and cycling routes through the Sussex countryside, connecting towards Shoreham and the coast, as well as north towards Guildford. The historic Henfield Cricket Club, founded in 1771, is also conveniently located nearby.

Combining generous living accommodation, a substantial wraparound garden, a garage and a highly desirable village location, this delightful detached home presents a wonderful opportunity for families and buyers seeking a peaceful countryside lifestyle with excellent local amenities close at hand.

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