

HAMLYN SMITH

£500,000 - £525,000

FILLERY WAY, HENFIELD

3 BEDROOMS
1 RECEPTION
2 BATHROOMS

Guide Price £500,000 - £525,000
A well presented 3 bedroom family home, with a secluded rear garden, garage and driveway.

- A 3 bedroom family home
- Beautifully presented throughout
- Large dual aspect living room and kitchen dinning room
- Secluded garden with alfresco dinning area
- Garage & Driveway
- Popular Residential Development



















Fillery Way

Approximate Gross Internal Area = 91.7 sq m / 987 sq ft
Garage = 18.4 sq m / 198 sq ft
Total = 110.1 sq m / 1185 sq ft

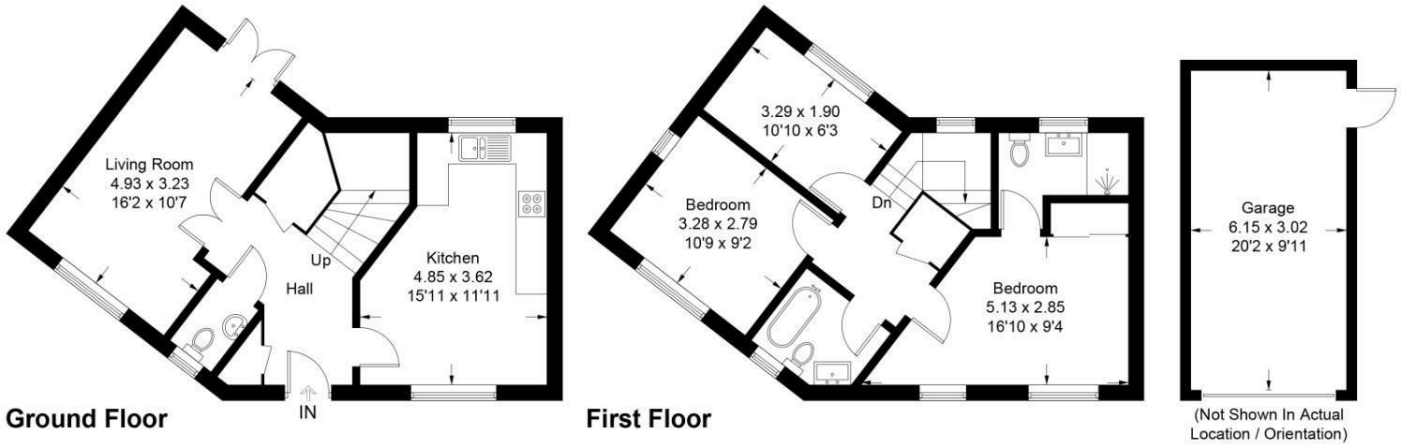


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1337354)





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A fantastic opportunity to purchase a modern three-bedroom family home within this extremely popular development in Henfield, offering bright and well-proportioned accommodation, a driveway, garage and an enclosed rear garden.

The property opens into a generous entrance hall, with double doors leading through to a bright and spacious dual-aspect living room. French doors open directly onto the rear garden, bringing in plenty of natural light and creating a lovely connection between the house and outside space.

Also on the ground floor is a modern dual-aspect kitchen and breakfast room, providing a practical and sociable space for everyday family life. There is also a downstairs cloakroom and useful storage cupboard.

Upstairs, the main bedroom is a particularly good size and benefits from built-in wardrobes and a modern en-suite shower room. There are two further bedrooms, together with a contemporary family bathroom.

Outside, the enclosed rear garden provides a lovely private space to relax or entertain, with access to the garage as well as gated side access. To the front is a private driveway, garage and a small front garden.

One of the real advantages of Fillery Way is its location. Pedestrian access from the development provides an easy walk into Henfield village within just a few minutes, putting its excellent range of independent shops, cafés, pubs and everyday amenities close at hand. The village also has its own school and thriving public library.

For those who enjoy being outdoors, Henfield is surrounded by beautiful countryside with excellent walking and cycling routes nearby. The Downs Link is particularly accessible, providing routes south towards Shoreham and the coast, or inland towards Guildford.

MID SUSSEX
9 Keymer Road | Hassocks | BN6 8AD
+44 (0) 1273 762211 | midsussex@hamlynsmith.co.uk

HOVE
50 Goldstone Villas | Hove | BN3 3RS
+44 (0) 1273 762222 | hello@hamlynsmith.co.uk