



HAMLYN SMITH

OIEO £550,000

FAWN RISE, HENFIELD

4 BEDROOMS

2 RECEPTIONS

2 BATHROOMS

A Mews-Style 4 Bedroom Family Home in a Peaceful Traffic-Free Courtyard Setting, Featuring a Sunny Landscaped Garden, Private Carport Parking, and Well-Proportioned Living Accommodation.

- Well Proportioned Family Home
- 4 Bedrooms
- Good Sized Rear Garden
- Private Courtyard Setting
- Private Parking Space Under Carport
- Dual Aspect Living Room
- Newly Fitted External Doors & Windows Across The Majority Of The House





Fawn Rise, Henfield

Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft (Excluding Carport)



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A Mews-Style 4 Bedroom Family Home in a Peaceful Traffic-Free Courtyard Setting,
Featuring a Sunny Landscaped Garden, Private Carport Parking, and Well-
Proportioned Living Accommodation

Built in 2002 by Sunley Homes, this attractive family residence combines the convenience of modern living with the charm and character of traditional Victorian-inspired architecture. Set within a quiet, traffic-free courtyard, the property features a striking blend of red brick and rendered elevations, complemented by decorative wrought iron detailing that reflects its period-inspired design.

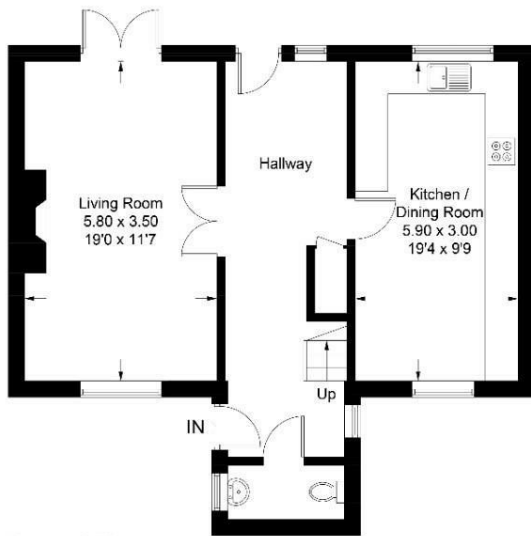
Thoughtfully arranged for family life, the accommodation is both spacious and practical. A welcoming entrance hall leads to a generously proportioned dual-aspect living room, while the kitchen/dining room extends from front to rear, creating an ideal space for everyday living and entertaining.

The first floor offers four well-sized bedrooms, including a principal bedroom with en-suite shower facilities. The remaining bedrooms are served by a spacious family bathroom.

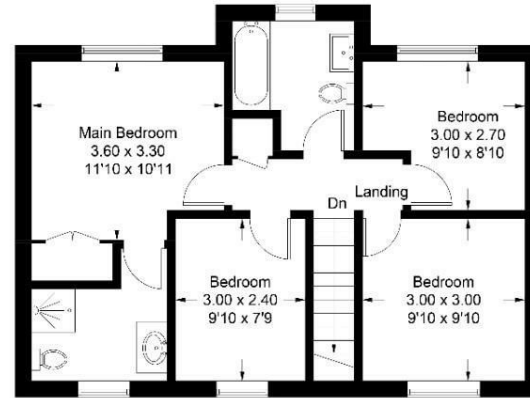
The loft has been partially boarded, providing useful additional storage space. Outside, the beautifully landscaped rear garden enjoys a sunny aspect and provides an excellent setting for outdoor relaxation, family activities, and al fresco dining. Adjacent to the property is a private carport offering covered parking, complete with an electricity supply, making it ideal for lighting, power tools, or future electric vehicle charging requirements. There is also an external water tap for added convenience. Additional space in front of the carport is currently utilised for a substantial storage shed.

The property also benefits from a previous planning consent for a two-storey front extension, designed to provide additional bedroom accommodation and enlarged kitchen space. Although the approval has now lapsed, there may be potential to reapply, subject to the necessary permissions and consents.

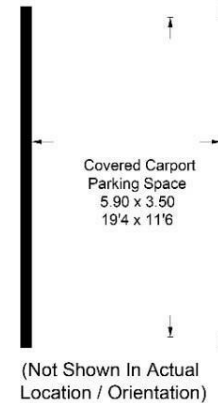
This is a rare opportunity to acquire a well-presented family home in a desirable courtyard setting, offering character, practicality, and future potential.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1305142)



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