



hamlyn  
smith.

Mill Drive, Henfield, BN5 9RY

Guide price  
£600,000 - £650,000



3 Bedrooms



2 Receptions



1 Bathroom

**\*\*Guide price £600,000 - £650,000\*\*** 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, two garages and a driveway.

- Three bedroom family home
- Semi-detached
- Good sized west facing garden
- Scope to extend STP
- Stand alone triple length garage
- No onward chain
- EPC rating - D
- Council tax band - E





# hamlyn smith.



50 Goldstone Villas, Hove, BN3 3RS



01273 762222



hello@hamlynsmith.co.uk

Hamlyn Smith are delighted to bring this architect-designed, semi-detached, three-bedroom property to the market for the first time since it was built, in 1977. The house stands on an impressive corner plot on Mill Drive, with views over Henfield Common, which is a stone's throw away. The impressive frontage has a lawned front garden with flower borders, and a driveway for two cars, leading to the integral garage. An additional, detached, double garage stands slightly to one side of the property.

The entrance to the house is via a porch, which in turn opens to a central hallway, with rooms to either side. The living room is a superb, triple-aspect room, almost six metres deep, with sliding doors to a conservatory that overlooks the garden. On the other side of the entrance hall is a dining room, with a serving hatch through to the kitchen. The kitchen has plenty of space for all the usual appliances, and is positioned at the rear of the house with a window onto the garden. It is worth noting that there is significant scope for extension of the kitchen, subject to the necessary consents, either by combining the kitchen and dining room to form a kitchen/breakfast room, or indeed by extending either to the side, into the integral garage, or at the rear, into the garden. The garden is a fantastic size, approximately 21 metres (70 feet) wide, and wraps around to the side of the house. Back inside, there is also a downstairs WC, off the entrance hallway.

Upstairs are three bedrooms and a family bathroom, the house is very light and airy throughout, and this includes the upstairs, where there are plenty of windows on all three sides of the house. The main bedroom is at the far end of the hall, adjacent to the bathroom, the second bedroom is also off the landing at the front of the house, with views over the front garden and the third bedroom is into the eaves at the side of the house, with a door through to considerable eaves storage space.

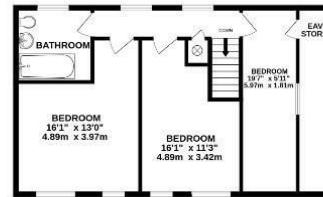
This property is in excellent order and ready for its new owners to move into, while also holding the potential for extension or reconfiguration, should the new owner be inclined to redesign the space. The house has double-glazing and a Potterton combination boiler, with an immersion tank in the airing cupboard on the top landing.

As well as being blessed with a large garden, the house has Henfield Common on its doorstep; an expanse of flowered meadow grass and woodland, which is a Local Wildlife Site. The property is only a few minutes walk from all the amenities in the village. There are a number of local pubs and eateries and the high street has a good range of local shops. There are exceptional opportunities for walking and cycling in the local area, on the Downs Link path either towards Shoreham and the coast, or inland to Guildford. Henfield Cricket Club, one of the oldest in the country founded in 1771, is close by on the other side of the common.

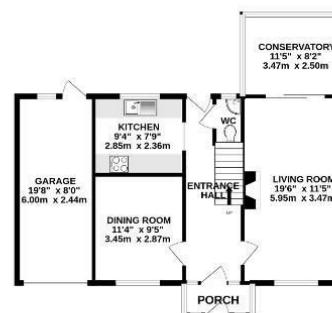


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1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



GROUND FLOOR  
1138 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA: 1814 sq.ft. (168.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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