



HAMLYN SMITH

£975,000 - £995,000

## NEP TOWN ROAD, HENFIELD

4 BEDROOMS

2 RECEPTIONS

2 BATHROOMS

Guide Price £975,000 - £995,000

Hamlyn Smith are proud to present this excellently presented four bedroom, two bathroom detached home in Henfield, West Sussex. Set back from the road, this property benefits from plenty of off street parking, a large double garage and a stunning rear garden with two patio terraces and summer house.

- Detached four bedroom home
- Two bathrooms
- Large double garage and long drive
- Beautiful rear garden with Summer house
- Separate home office
- Well presented throughout







## Camass

Approximate Gross Internal Area = 164.9 sq m / 1775 sq ft  
Garage = 31.5 sq m / 339 sq ft  
Total = 196.4 sq m / 2114 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1308983)

Upon entering the property you are greeted by a large hallway, which opens up to a bright and spacious lounge with French doors to a beautiful rear garden. The lounge provides access to another seating area via double doors. The modern kitchen is a great entertaining space and includes a dining area. There is also a utility room with outdoor access and space for a washing machine, a bright downstairs study, a cloakroom, and a coat cupboard.

Upstairs, the spacious principal bedroom includes a modern en-suite bathroom and two built-in double wardrobes. The second and third double bedrooms also have built-in wardrobes, and the fourth single bedroom makes for an excellent nursery or second office. A large modern family bathroom and an airing cupboard are also located on the landing.

Outside, the property is approached via a private driveway with parking for multiple vehicles, leading to a detached double garage with a pitched roof. The beautifully kept rear garden features two stone patio areas, a generous lawn area, and well-established planting. Additionally, there is a lovely dual-aspect summer house with power.

Location - Nep Town Road is a short walk away from all the amenities of this thriving Sussex village, and with access to country walks on the doorstep. The Downs Link cycle and footpath which runs from Shoreham to Guildford can be joined just around the corner. Award Winning Sussex Café of 2023, The Cabin at Berrett's Farm with fantastic views of the South Downs is a 10 - minute walk, serving good coffee, tea and cake. It's a focal point for locals, their dogs & families and hosts regular community events. Henfield is blessed with four pubs and numerous cafes, its own school, and a thriving public library. Brighton & the beach is only a short drive away and there is easy access by road to the A23 and to Gatwick. Hassocks train station is a 15-minute drive, from where there are regular Southern and Thameslink services to London Victoria, London Bridge, Bedford, Brighton, Littlehampton, and Worthing.

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