



5 Charlwood Drive  
HENFIELD | WEST SUSSEX | BN5 9FA

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# Situation

An impeccably presented detached village home, enjoying bright contemporary accommodation, a private garden and garage, all within a short walk of Henfield High Street

Henfield is a vibrant village with a bustling High Street including a green grocers, post office, public houses and a church. The nearby village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Situated within easy walking distance of Henfield's thriving High Street, this attractive detached home offers beautifully presented accommodation arranged around a thoughtful and practical layout. Constructed in 2017 and enjoying the remainder of its NHBC warranty, the property combines the convenience of modern construction with bright well proportioned living spaces ideally suited to contemporary family life. A generous entrance hall provides an inviting first impression and leads through to the sitting room. Enjoying a dual aspect, this elegant space is flooded with natural light throughout the day, whilst French doors create a seamless connection with the landscaped rear garden. The kitchen/breakfast room is equally impressive, providing a sociable environment for both everyday family life and entertaining. Well appointed and thoughtfully designed, it enjoys a pleasant outlook and ample space for informal dining. A cloakroom and useful storage complete the ground floor. The first floor continues the sense of space found throughout the property. The principal bedroom benefits from fitted wardrobes, a stylish en-suite shower room and a Juliette balcony. Two further bedrooms are served by a contemporary family bathroom. The south facing rear garden has been designed for ease of maintenance whilst still providing an attractive and private setting in which to relax and entertain with a central lawn bordered by a wealth of colourful plants and shrubbery. To the front, a private driveway and garage provide off-street parking.



# Overview

## Kitchen

- » Modern wall and base units
- » Inset stainless steel sink and drainer
- » Inset 4 ring 'AEG' gas hob with extractor fan over
- » Integrated 'AEG' electric oven
- » Integrated 'Zanussi' washing machine



## Bathrooms

A family bathroom and en-suite shower room comprising a shower bath with wall mounted shower, fully tiled shower cubicle with glazed doors, low level w.c. suites, inset wash hand basin with cupboards under, heated ladder style towel radiators and tiled floors



## Specification

- » Wall mounted 'Ideal' gas fired boiler located in the kitchen
- » Private west facing rear garden
- » Garage

## External

The property is approached via a paved pathway leading to the front door flanked on either side by areas of lawn and established hedging. To the side of the house, a block paved driveway provides off street parking and access to the garage. A timber gate opens to the rear garden where a paved terrace extends directly from the house offering an ideal space for outdoor entertaining. Beyond, a central expanse of lawn is framed by well stocked shrub and flower borders providing colour and interest throughout the seasons. A paved pathway continues along the side of the garden providing access to the garage via a personal door,





## Transport Links

Hassocks Train Station	approx. 7.6 miles
Burgess Hill Train Station	approx. 9.8 miles
London Victoria By Train	approx. 45 mins
Brighton	approx. 10.5 miles
Gatwick Airport	approx. 21.7 miles

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

## Charlwood Drive, Henfield, BN5 9FA

Approximate Gross Internal Area = 91.0 sq m / 979 sq ft

Garage = 16.9 sq m / 182 sq ft

Total = 107.9 sq m / 1161 sq ft

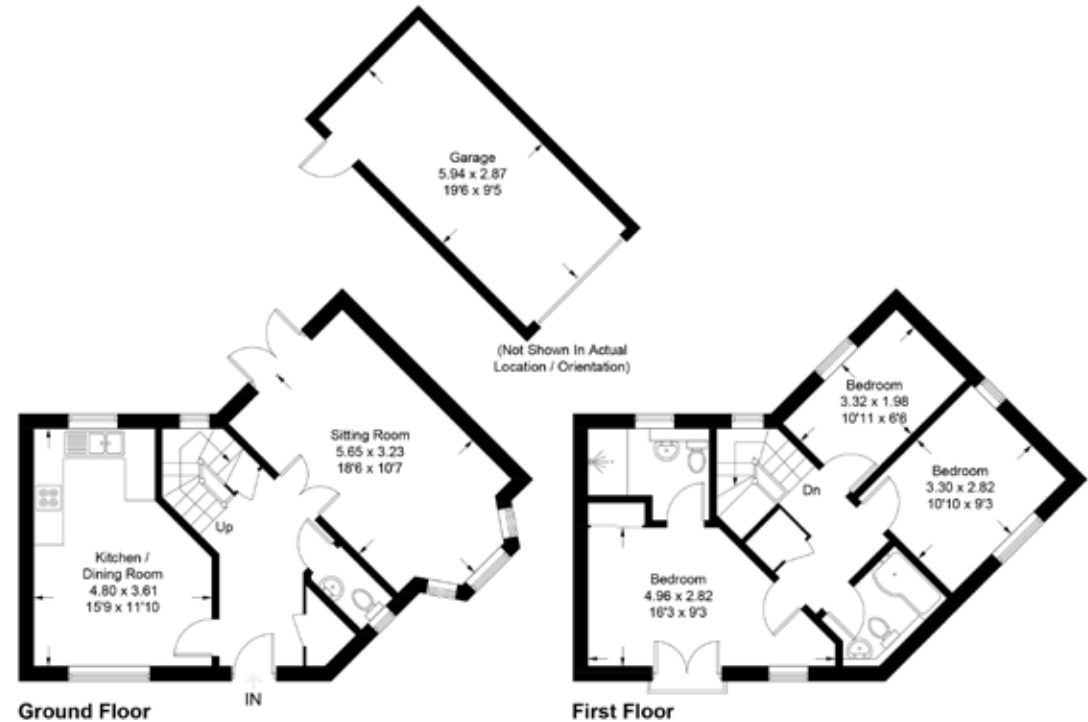


Illustration for identification purposes only, measurements are approximate, not to scale.  
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A buyer is advised to obtain verification from the solicitor.

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