



**hamlyn  
smith.**

Staples Barn, Henfield, BN5 9PN

£425,000 - £450,000

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 4 Bedrooms

 2 Reception

 2 Bathrooms

Guide Price £425,000 - £450,000  
Staples Barn is a peaceful road in the village of Henfield, ideally positioned for access to country footpaths that lead onto the South Downs. This four-bedroom semi detached home is set back from the road behind a private drive with parking for two to three cars and also benefits from a generous rear garden.

- Four Bedroom Family Home
- Semi Detached
- Private Driveway
- Energy Rating - D
- Council Tax Band - E
- Sunny Rear Garden With Easterly Aspect
- Set Across Three Floors





# hamlyn smith.

📍 50 Goldstone Villas, Hove, BN3 3RS

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Arranged over three impressive floors, this substantial home offers generous, well-balanced living space ideally suited to modern family life. The ground floor features an impressive sitting room, a spacious 27ft kitchen ideal for family living and entertaining, and a bright conservatory overlooking the rear garden. A rear lobby provides access to a cloakroom/WC and a useful covered side area currently utilised for storage.

On the first floor are three well-proportioned double bedrooms served by a family bathroom. The second floor has been thoughtfully extended to create an expansive principal suite, complete with ensuite bathroom and dedicated dressing area, offering a peaceful retreat away from the main family living space.

The attractive rear garden is predominantly laid to lawn with a generous patio area perfect for outdoor dining and entertaining. To the rear of the garden sits a useful summerhouse/studio, ideal for a home office, gym or creative space.

To the front, a private driveway provides off-road parking for two to three vehicles.

Offering generous living space in a prime and convenient village location, this is a fantastic opportunity for a growing family to secure a long-term home in a highly desirable setting.

Henfield is a thriving village on the edge of the South Downs National Park, offering a range of amenities including a primary school, GP surgery, dentist, and a leisure centre with gym, tennis courts, and various classes. The High Street features independent shops, cafés, pubs, a library, and a post office. There are also excellent transport links, with bus routes to Brighton, Horsham, and Burgess Hill. For those who enjoy the outdoors, the Downs Link offers picturesque walking and cycling routes towards Shoreham and the coast, or inland to Guildford.

## Staples Barn



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

