



hamlyn
smith.

Gresham Place, Henfield, BN5 9QJ

Guide price
£500,000 - £525,000

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 3 Bedrooms

 2 Receptions

 2 Bathrooms

Located on a quiet cul-de-sac in the Sussex village of Henfield, this three-bedroom semi-detached family home has a beautiful west-facing garden and off-street parking.

- Three bedrooms
- Semi detached
- Driveway for multiple cars
- West facing gardening
- Cul-de-sac setting
- Very well presented throughout
- Vendors suited







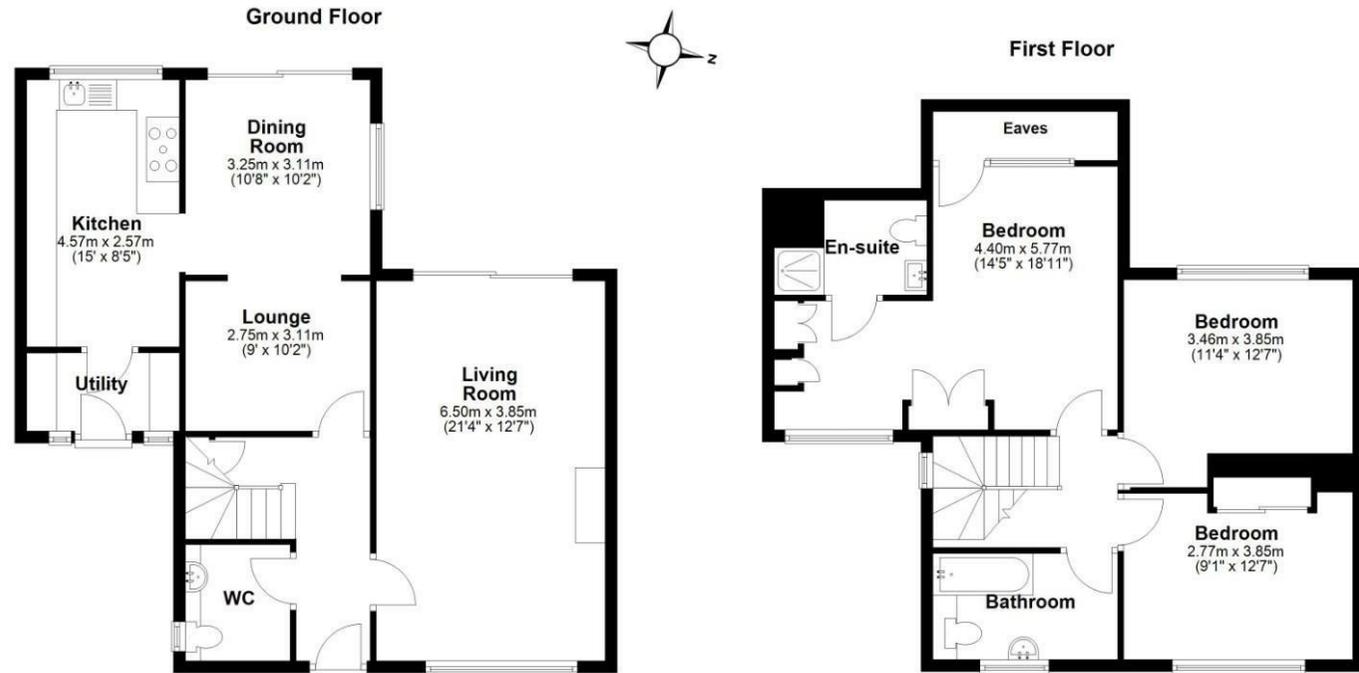
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At its heart is an open-plan kitchen/dining room with fantastic views of the garden provided by a wall of windows and sliding doors which open onto the patio. The kitchen has sleek modern high-gloss units in white and integrated appliances, including a Neff double oven, an electric hob and dishwasher. The dining area would comfortably accommodate the largest of dining tables, making this an ideal space for entertaining family and friends. This room also opens to its own informal lounge area, making it particularly suited to modern family life. Off the kitchen is a utility room with counters and space for a washing machine and dryer. The boiler is located in a cupboard here. The ground floor also has a spacious WC with handbasin.

The main reception is a dual-aspect room over six metres in length, which also has its own sliding doors to the garden. In the centre of the house is a roomy hall with a turning staircase to the first floor. The principal bedroom suite is at the rear of the house, with built-in wardrobes and a smart, fully tiled en-suite shower room with more built-in storage. The two remaining bedrooms are also an excellent size, and like the rest of the house, beautifully presented and ready for new owners. The family bathroom has a white suite, an electric shower above the bath and a handbasin set in a vanity unit with plenty of storage.

This fabulous home has been very much loved and looked after by its current owners and comes to market immaculately presented and decorated. You will be struck by how open and light the house feels, and how generous its rooms are.

Henfield village sits on the edge of the South Downs National Park and has a thriving community with a range of independent shops, cafés, pubs and a Sainsbury's Local. The leisure centre has a gym, tennis courts and offers a range of classes. The Downs Link cycle and walking trail passes through the village, and the Cabin at Berretts Farm is a popular stop for tea, coffee and cakes. Regular bus services link Henfield with Brighton, Horsham and Burgess Hill. The A23 and Gatwick are easily accessible by road, and nearby Hassocks station (around 15 minutes by car) provides Thameslink and Southern services to London, Brighton and the south coast.



Total area: approx. 135.9 sq. metres (1462.8 sq. feet)

The garage is not included in the square meterage. Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

