



hamlyn  
smith.

Croft Lane, Henfield, BN5 9TT

£950,000



4 Bedrooms



4 Receptions



3 Bathrooms

Beulah Villa – A Victorian Gem in the Heart of Henfield

A beautifully presented Victorian Villa with a secluded south facing garden, open plan living spaces and four double bedrooms.

- Beulah Villa
- A Beautiful Victorian Villa
- A Secluded South Facing Garden
- Driveway
- 4 Bedrooms
- Large Entertaining Spaces
- Perfect Family Home
- No Onward Chain





# hamlyn smith.



50 Goldstone Villas, Hove, BN3 3RS



01273 762222



hello@hamlynsmith.co.uk

Tucked away on a secluded corner plot just moments from Henfield High Street, Beulah Villa is a beautifully presented Victorian home that perfectly balances period charm with contemporary family living.

This elegant villa offers a peaceful retreat with a south-facing garden, mature planting and a tranquil ambience, ideal for relaxing or entertaining. Behind its handsome Victorian facade lies a thoughtfully designed interior that flows effortlessly, creating a warm and welcoming environment throughout.

The ground floor has an impressive open-plan layout while retaining the character of defined living spaces. At the front of the house, a formal living room features an open fireplace and enjoys views over the attractive front garden through traditional sash windows. To the rear, the main living area is bathed in natural light, with double doors mirroring the period styling and opening directly onto the patio and garden, making it a perfect hub for family life. The property has been meticulously cared for by its current owner, and has the benefit of underfloor heating in two of the bathrooms and radiators throughout.

The kitchen/dining room is positioned at the rear of the house, ideal for busy families with direct access to the private parking space, making it convenient for bringing in shopping or wrangling muddy boots and children after a countryside walk.

Upstairs, the first floor offers three generously sized double bedrooms. The principal bedroom includes a walk-in wardrobe and a stylish en suite shower room, while the remaining bedrooms are served by a spacious family bathroom.

On the lower ground floor, you'll find a versatile additional space currently used as an occasional bedroom or home office, complete with a shower room and WC—perfect for guests or working from home.

Beulah Villa is offered to the market with no onward chain, providing a smooth path for potential buyers.

Located on a quiet residential road, the property is perfectly positioned for access to all the amenities of this vibrant Sussex village. Henfield offers a wide range of local shops, a supermarket, four welcoming pubs, cafes, a thriving library, doctors' surgery, primary school, and several churches. For those who love the outdoors, the Downs Link cycle and footpath is just minutes away, offering scenic routes from Shoreham to Guildford. A local favourite, The Cabin at Berrett's Farm, serves tea and coffee – the perfect spot to relax and soak in the countryside views after a long walk.

Beulah Villa is a rare opportunity to secure a characterful and stylish family home in a sought-after village location — a property not to be missed.



**TOTAL: 2122 sq. ft, 197 m<sup>2</sup>**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.