



hamlyn  
smith.

Deer Park, Henfield, BN5 9JQ

OIEO £500,000



# hamlyn smith.



3 Bedrooms



2 Receptions



2 Bathrooms

This charming three-bedroom detached home is an ideal blend of style and practicality, boasting modern features and a fantastic location. The property is beautifully presented with brick elevations, complemented by double glazing, gas-fired central heating, and high ceilings that enhance the sense of space.

- Detached family home
- Three bedrooms
- Master with en-suite shower room
- Pretty front & rear gardens
- Garage
- No onward chain













# hamlyn smith.

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## Ground Floor:

The welcoming entrance hall leads to a cloakroom, a contemporary kitchen/diner complete with French doors opening onto the delightful rear garden, and a full-length living room, also featuring French doors that invite natural light and provide seamless access to the garden. Both spaces are perfect for entertaining or relaxing with family.

## First Floor:

Upstairs, the generously sized master bedroom includes a private en-suite shower room, offering a luxurious retreat. There is also a spacious second double bedroom and a versatile third bedroom, ideal for use as nursery or home office. A well-appointed family bathroom completes the accommodation.

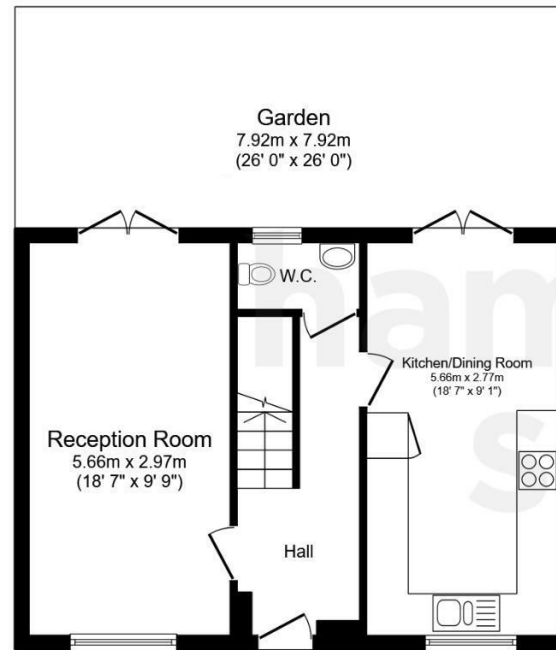
## Outside:

The property includes an attractive front garden framed by a white picket fence, with side access leading to a charming, enclosed rear garden. This well-proportioned space features a patio area, mature planting, and a garden shed, perfect for outdoor dining and gardening enthusiasts.

## Additional Features:

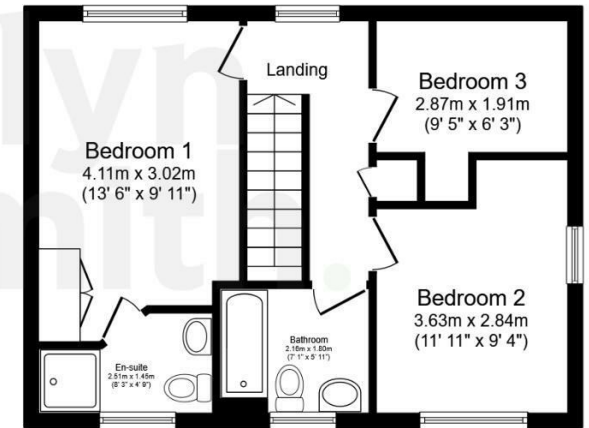
To the left of the property, an attached canopy leads to off-street parking, with the property benefiting from the central garage with an up-and-over door.

Henfield is a thriving village, just to the north of the South Downs National Park. The current owner of the house has really appreciated being able to walk to St Peter's Primary School, the GP surgery and the dentist. The bus stop two minutes from the house has services to Brighton, Horsham and Burgess Hill. The Downs Link cycle and footpath passes through the outskirts of the village, running from Shoreham to Guildford. After a long walk, pop in to the Cabin at Berretts Farm, for tea, coffee cake, and fantastic views. They even do pizza evenings in the summer months! Henfield has a wide range of shops, a Sainsbury's local, four pubs, cafés and a public library.



## Ground Floor

Floor area 43.3 m<sup>2</sup> (466 sq.ft.)



## First Floor

Floor area 43.3 m<sup>2</sup> (466 sq.ft.)

**TOTAL: 86.6 m<sup>2</sup> (932 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

