



**hamlyn
smith.**

Church Terrace, Henfield, BN5 9PB

Guide price
£475,000 - £500,000



3 Bedrooms



2 Receptions



1 Bathroom

Guide price £475,000 - £500,000

This charming and spacious three-bedroom cottage sits on a beautifully leafy lane that runs from Church Street up to the grounds of St Peter's Church. Wildflowers line the path, and the terrace of cottages has pretty front gardens. As you approach the property, the church and its grounds come into view.

- Three bedroom cottage
- Double fronted
- Idyllic location
- Pretty rear garden
- Featured on Location, Location, Location
- Grade II listed
- No onward chain
- EPC rating - D
- Council tax band - D







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A red brick path leads from the front gate to an attractive four-panelled front door with brass door furniture. Inside, the living room is a generous yet cosy space with a wood-burning stove and a window overlooking the front garden and lane. Built-in shelves flank the chimney breast, and wooden flooring continues through to the dining room—a lovely double-aspect space with a front window and double doors opening onto the garden. The neutral colour palette carries through both rooms, and more built-in shelving provides ideal display space for crockery, plants, and books.

Stepping into the garden, you'll find wildflowers, shrubs, and climbing plants in a delightful outdoor area that extends past a full row of brick-built outhouses to the far end of the plot. Ownership of the storage sheds is shared between this property and the neighbouring cottage.

Back inside, the kitchen has shaker-style cabinets with brass handles and a solid wood worktop, which includes a double butler sink. The Vaillant EcoFIT Pure combination boiler—recently serviced—is housed here. An eight-burner range cooker with two ovens, a grill, and a warming drawer will remain with the property. There is space for a washing machine, dishwasher, and full-height fridge freezer.

Upstairs are three charming bedrooms with pretty windows and leafy outlooks. The main bedroom has a wall of bespoke fitted wardrobes. The bathroom includes a bath with a thermostatic shower above, metro tiles around the bath, and wooden half-panelling on the remaining walls.

Church Terrace leads from Church Street into the grounds of St Peter's. A church has stood on this site since the 8th century, with the current building shaped by various works between the 13th and 19th centuries. Henfield is a thriving village on the edge of the South Downs National Park. The house is within walking distance of St Peter's Primary School, the GP surgery, and the dentist. The local leisure centre offers a gym, tennis courts, and a variety of classes. Bus routes connect the village with Brighton, Horsham, and Burgess Hill. The Downs Link cycle and footpath passes through the outskirts of Henfield, running from Shoreham to Guildford. After a long walk, The Cabin at Berrets Farm is a great spot for tea, coffee, cake, and far-reaching views—they even host pizza evenings in the summer months. Henfield also has a wide range of shops, a Sainsbury's Local, several pubs and cafés, and a public library. Just over a mile to the north, Sussex Prairie Garden is an eight-acre naturalistic garden open to the public, which also hosts creative workshops, musical events, and markets.



Total area: approx. 76.0 sq. metres (818.4 sq. feet)

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.

