



**hamlyn  
smith.**


Orchard Close, Henfield, BN5 9YA

£600,000

# hamlyn smith.

 2 Bedrooms

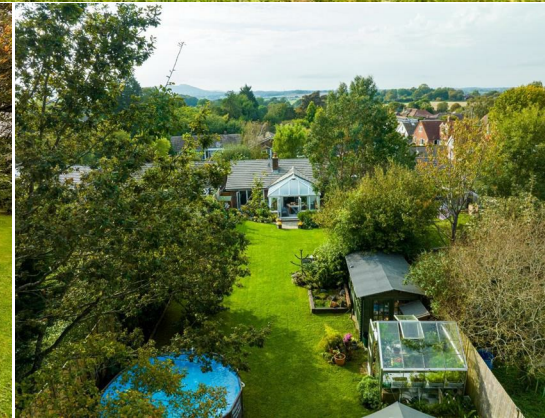
 2 Receptions

 1 Bathroom

Guide Price £600,000 - £650,000

A fully Refurbished Bungalow in Small Dole. A stunning two-bedroom bungalow with the most beautiful garden, that has been extensively refurbished by its current owners. Off-street parking for several cars. Garage. Direct access to footpaths from the end of the garden.

- A beautifully presented 2 bedroom bungalow
- 200ft Rear garden
- Direct access onto woodland walks
- Large front garden
- Orchard Close is a quiet no-through road and offers privacy and space
- Driveway & Garage
- No onwards chain
- The Indoor And Outdoor Furniture Can Optionally Be Purchased, Fully or Partly Outside Of The asking price.





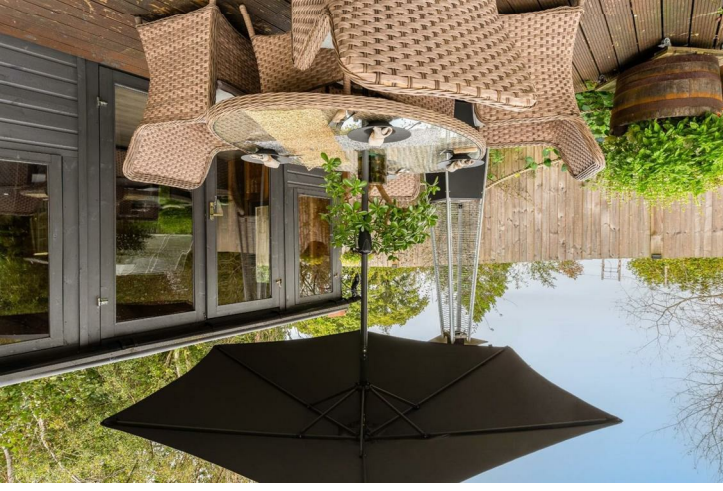


As soon as you arrive outside this home in Orchard Close, it is apparent that the property has been lovingly cared for and beautifully presented. The house is set back from the close behind a front garden with a lawn and trees, and both the garden and the house itself are immaculate. Inside there is a large living room with a log burner and views of the garden through the conservatory. The conservatory is currently used as a dining area, and of course, also has a lovely outlook over the garden. A spacious kitchen has been designed with plenty of cupboard space and there is a Bellini stove which includes a five burner gas hob, one electric and one gas oven, and a grill. The owners are intending to leave the fridge/freezer and there is space and plumbing for a washing machine and a built-in Bosch dishwasher. There are LED ceiling spotlights and lights under the units, installed in the kitchen. At the front of the house are two double bedrooms that are in excellent decorative order like the rest of the house.

Throughout the property, there are custom-built details, including door frames, wardrobes, and window sills. The house is double-glazed throughout and there are new, anthracite grey radiators. In the hallway, there is access to a boarded loft via a pull-down ladder, and the loft has a light and a power socket. The combi boiler has been installed here to save space in the kitchen.

The house may be beautiful but the garden is the show-stopper, extending over 60 metres, there is a large lawn with flower borders and different areas for seating; from the patio outside the kitchen to the summer house veranda. As you move down the garden it becomes more informal, there is a workshop and greenhouse, and finally, it becomes a wilder, wooded area, with several native British trees including oak, holly, and Hawthorn. At the end of the garden, a gate opens onto a footpath, with views over farmland. At the front of the house, there is a dimmable under-soffit lighting to welcome you home at night and there is side access on one side of the house and access to the garden through the garage on the other.

Orchard Close is a quiet no-through road and offers privacy and space. In the village of Small Dole, you will find a post office and a general store. The Fox pub, which offers pub grub and a takeaway menu, is a ten-minute walk from the house. There are countryside walks on the South Downs close by and the Woods Mill nature reserve is moments away. The renowned Ginger Fox restaurant is short drive, as are Singing Hills Golf Club, The Dyke Golf Club and Wickwoods Country Club. The larger village of Henfield which has numerous pubs and cafes and further amenities is five minutes by car, while Brighton and Gatwick are within easy reach by road and Hassocks train station is a 15-minute drive away where regular Southern and Thameslink services run to London Victoria, London Bridge, Bedford, Brighton, Littlehampton and Worthing.



What every agent has been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, doors and any other features are given to the nearest millimetre. Any dimension or measurement is given to the nearest millimetre. The services, systems and appliances shown have not been tested and no guarantee is to their operation or efficiency can be given.   
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TOTAL FLOOR AREA - 948 sq. ft. (88.1 sq.m.) approx.

