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TOWN & COUNTRY ESTATE AGENTS

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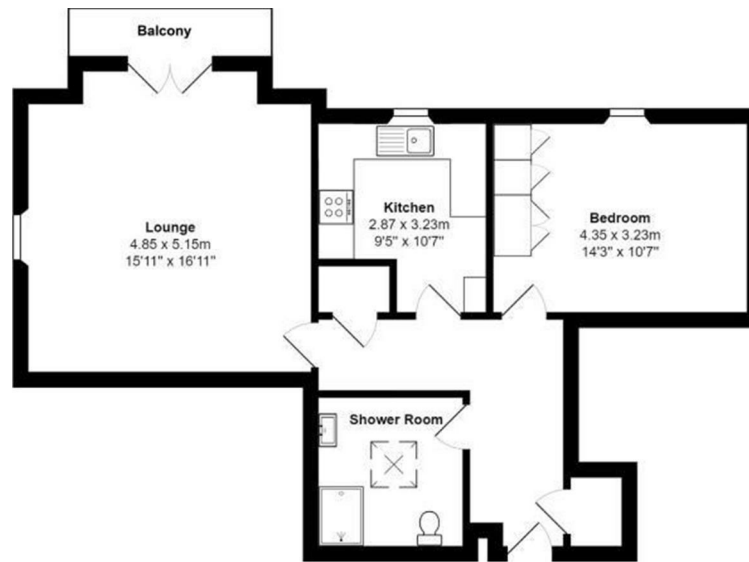
**26 Springhills, Henfield, West
Sussex, BN5 9EG**

26 Springhills, Henfield, West Sussex, BN5 9EG

£285,000

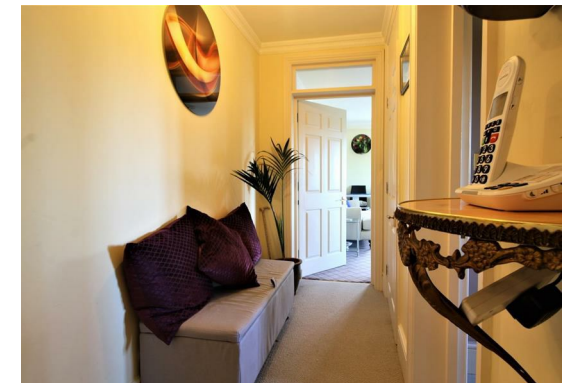
Henfield offers an enviable range of facilities including 2 supermarkets, a butchers, bakers, greengrocers, pharmacy and many other independent retail outlets. The village also has both doctors and dental surgeries and regular bus services to Horsham to the north and Brighton 7 Worthing to the south. Many miles of open countryside is literally on the doorstep and the village facilities are easily accessible on foot.

A Fabulous Top Floor Retirement Apartment Having Been Beautifully Updated By The Present Owner To Include A New Kitchen and Bathroom Providing Contemporary & Spacious Accommodation & With The Most Exquisite Panoramic Views Over Surrounding Countryside Towards the South Downs National Park.



Total Area: 66.0 m² ... 710 ft²

All measurements are approximate and for display purposes only



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AGENTS NOTE: Any information, including areas, measurements and distances, is given for guidance purposes only. We cannot give any undertaking that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

| Energy Efficiency Rating | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 70 | 75 |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (02 plus) A | | |
| (01-01) B | | |
| (09-00) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |