



**3 Weavers Court, Weavers Lane
Henfield, West Sussex, BN5 9ET
Guide Price £199,950 Leasehold**

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ESTATE AGENTS

A Well Presented First Floor One Bedroom Apartment in the Heart of Henfield Village. The Property Benefits from an Allocated Parking Space and Close to Country Walks.

Situation

Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

Description

A one bedroom first floor apartment with accommodation arranged over two floors.

The accommodation comprises, communal entrance, communal entrance hall, entrance, entrance hall leading to bright and spacious lounge, modern fitted kitchen with oven and hob, space and plumbing for washing machine and space for for under counter fridge/freezer. The property benefits from gas central heating.

Stairs from the living room lead up to the second floor with the double bedroom and newly fitted bathroom.

Outside there is an allocated parking space.

Council Tax Band B

Agents Note - No pets

Lease

Unexpired 153 years left.

Maintenance

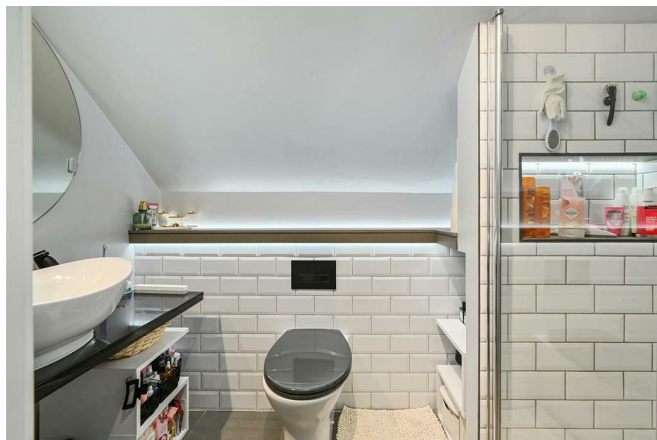
Ground rent £50 per annum.

Maintenance charge £1959.67 per annum.

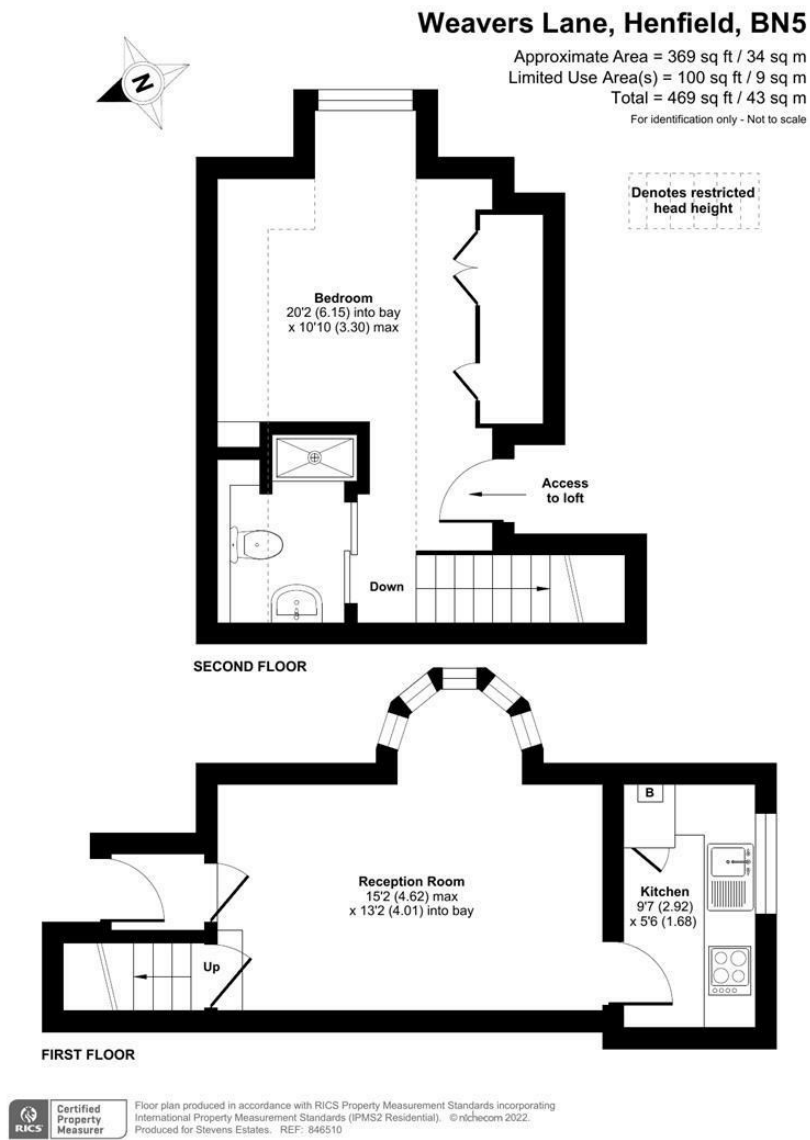
Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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