



23 Springhills Barrow Hill
Henfield, West Sussex BN5 9EG
Asking Price £275,000 Leasehold

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ESTATE AGENTS

A First Floor Two Bedroom Warden Assisted Apartment Situated in a Small Community on the South Side of Henfield Village Close to Local Amenities and Country Walks

Situation

Springhills is situated on the south side of Henfield village which 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 a 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

The property is a first floor apartment which forms part of a small development of 28 warden assisted retirement homes on the south side of the village, built approximately 30 years ago with an age restriction of over 55. The accommodation is arranged on the first floor comprising of entrance hall with airing cupboard, doors lead to a bright and spacious sitting/dining room with a glazed hatch to a well fitted kitchen, two bedrooms and bath/shower room. The property benefits from electric heating, and double-glazing. Outside, are large communal gardens with magnificent views across the surrounding Sussex countryside. Within the main building are communal facilities including a sitting room, kitchen, cloakrooms and a facility to accommodate family and friends in a guest bedroom with en-suite shower room.

The accommodation in brief comprises as follows:

COMMUNAL ENTRANCE HALL

Stairs and lift rising to other floors.

COMMUNAL HALLWAY

Personal Door to No; 23.

'L' SHAPED ENTRANCE HALL

Entry phone, Dimplex night storage heater with shelf over, telephone point, airing cupboard housing pre-lagged hot water cylinder with dual immersion and slatted shelving. Plastered ceiling with ornate cornice, trip switch fuse boxes. Door leading to:

SITTING/DINING ROOM

Double aspect with upvc double-glazed bay window overlooking the gardens and grounds of Springhills, fireplace, t.v and telephone points, alarm pull cord, two night storage heaters, ornate coved and plastered ceiling.

KITCHEN

Part ceramic tiled with range of base-level units with worksurfaces over incorporating inset stainless steel single drainer single bowl sink unit with mixer tap, space and plumbing under for washing machine, inset Bosch four ring electric hob with pan drawers below, oven housing unit with fitted Bosch fan assisted double oven and grill, broom cupboard with shelving, space for upright fridge freezer. Matching range of eye-level units, corner shelving and pelmet with two inset spotlights. Textured ceiling, laminate floor, space for trays and tea towels, opaque glazed hatch to sitting/dining room, Dimplex electric wall heater.

BEDROOM 1

Electric panel heater, upvc double-glazed window, range of fitted wardrobe cupboards comprising one double and one single and inset dressing table with strip light. Alarm pull cord, plastered and ornate coved ceiling.

BEDROOM 2/DINING ROOM

Electric panel heater, upvc double-glazed window, ornate coved and plastered ceiling.

BATH/SHOWER ROOM

Panelled bath with twin hand grips, close coupled low-level w.c, shower cubicle with fitted Tritan TAT wall mounted electric shower, seat and sliding doors, pedestal wash hand basin, Dimplex electric wall heater, small strip light, electric towel rail.

OUTSIDE

LARGE COMMUNAL GARDENS

Large communal gardens surround the property and are well maintained and provided for the benefit of the residents. From some areas of the garden are superb views over surrounding Sussex countryside and the South Downs in the distance. There is an area of parking for both residents and visitors.

GARAGING

There are at times garages available to rent at approximately £75.00 per month.

LEASE

Remainder of 125 year lease (from 1986)

GROUND RENT

£350.00 per annum (Approx.)

MAINTENANCE

£220.00 Per Calendar Month (Approx.)

Agents note

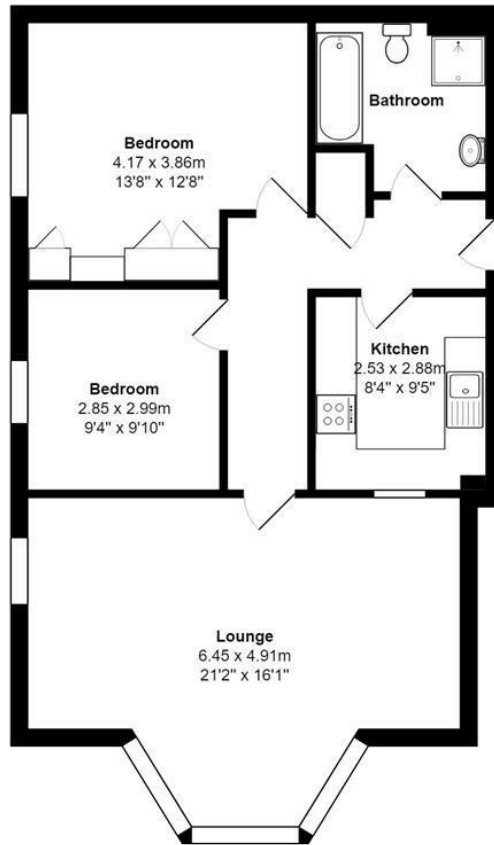
Staff are on site every day of the year .

Property Misdescription Act 1991

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

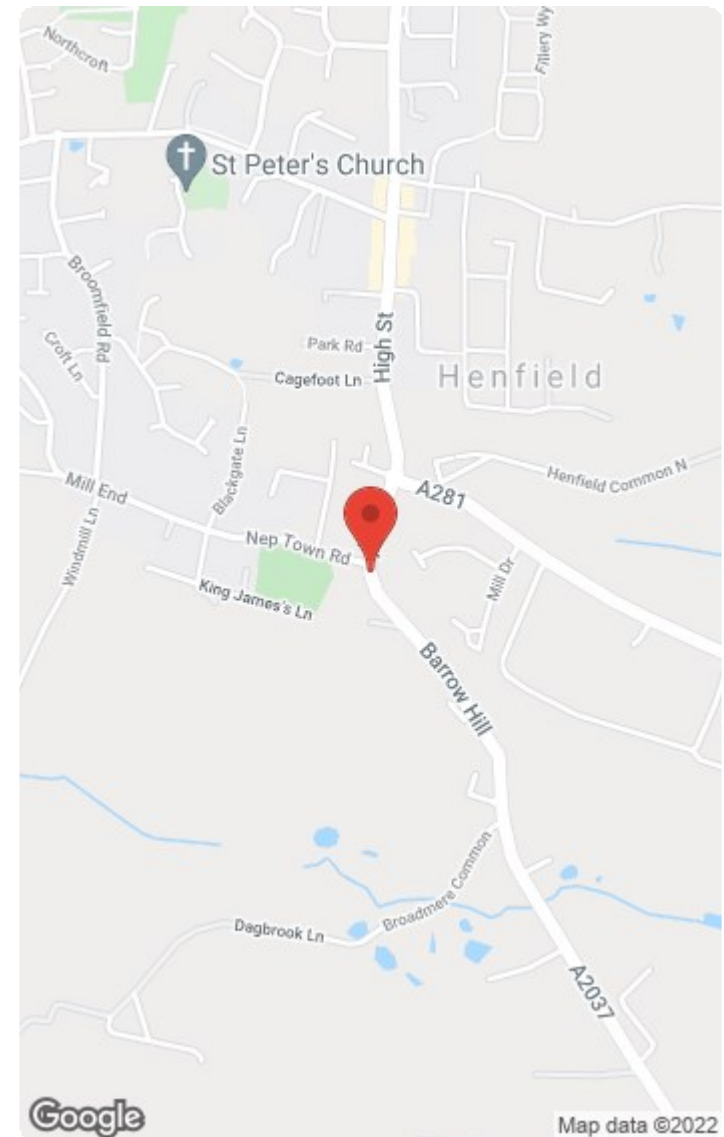
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 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.





Total Area: 74.2 m² ... 799 ft²

All measurements are approximate and for display purposes only



Viewings by appointment only

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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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