



23 | Springhills | Henfield | West Sussex | BN5 9EG

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £254,000 | Leasehold



- Two-bedroom first floor retirement apartment
- Living room, kitchen, two bedrooms and bathroom
- Facility for guests/friends to stay
- Double glazed windows & electric heating.
- Carpets & Curtains where fitted
- Convenient for village High Street
- Delightful communal grounds
- No onward chain. Council Tax C. EPC: C

Description

A conveniently located and spacious first floor two-bedroom Warden-assisted retirement apartment, situated at the southern edge of Henfield village with light, well-proportioned accommodation and featuring delightful communal grounds, areas of which have magnificent views across surrounding countryside. The accommodation comprises; communal entrance hall, private hall, living room, kitchen, two bedrooms and a bathroom with bath and a separate shower cubicle. There is also a communal sitting room and kitchen area, plus a facility to accommodate family and friends in the guest bedroom that has a shower room, whilst there are both stairs and lift access to the first and second floors.

Communal Entrance Hall Stairs and lift rising to First floor. Communal Hallway Private door to 'L' Shaped Entrance Hall - Entry phone, Dimplex electric heater, telephone point, airing cupboard housing pre-lagged hot water cylinder with dual immersion and slatted shelving. Ornate coving, 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, television and telephone points, two-night storage heaters, ornate coving. 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. Laminate floor, space for trays and tea towels, opaque glazed hatch to sitting/dining room, Dimplex electric wall

heater. Hotpoint washing machine and LEC fridge/freezer. 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. Ornate coving. Bedroom 2/Dining Room Electric panel heater, upvc double-glazed window, ornate coving. Bathroom/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 some parking for both residents and visitors. Garaging There are garages available to rent from the Freeholder at approximately £75.00 per month, subject to availability.

Location

The property is located at the southern edge of the village, being within convenient walking distance of the High Street. The village has a thriving community with a wide range of amenities including health and sports centres, library and churches of most denominations. The High Street has many local shops offering a variety of trades and services in a period setting. To the east of Henfield lies the Common and there are many varied countryside walks conveniently accessible, including the Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway linking the North Downs Way in Surrey with the South Downs Way near Steyning.



Information

Property Reference: HJB01191

Photos & particulars prepared: Revised Jan 25 (Robert Turner MNAEA)

Services: LEASE: The property is to be sold with the remainder of the 125-year lease from 1/6/1986. It is a condition of purchase that residents be over the age of 55 years. GROUND RENT: £385 per annum (fixed until 2031). MAINTENANCE: £285.08 per calendar month (as of Jan 2025) which includes such items as buildings insurance, window cleaning, external decorations, the wardens and upkeep of the gardens and maintenance of the buildings. In addition, water for the property is charged as a share of the total metered supply to the main property, payable to the managing agents half-yearly.

Please note: The COVID-19 pandemic may affect the availability of the wardens and other services. Council tax is Band C £1912.60 as of 2023/24 (assuming 2 adult occupants)

Local Authority: Horsham District Council **Council Tax Band:** 'C'

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

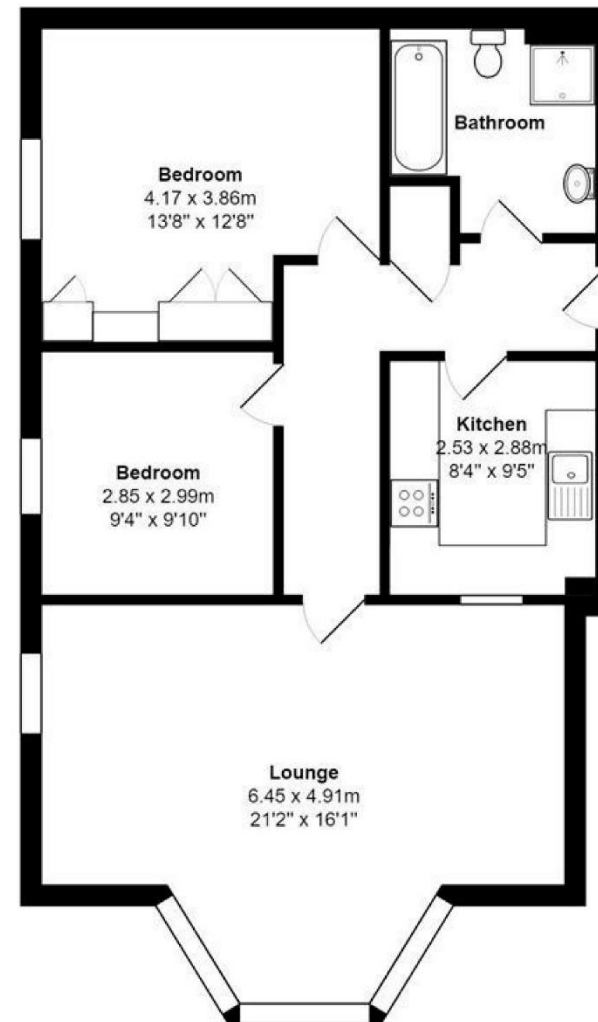
Euston House | High Street | Henfield | West Sussex | BN5 9DD

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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

Floorplan



Total Area: 74.2 m² ... 799 ft²

All measurements are approximate and for display purposes only

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