



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

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £249,950 | Leasehold



- One bedroom second floor retirement apartment
- Living Room, kitchen, bedroom and bathroom
- Facility for guests/friends to stay
- Communal gardens, private balcony and wonderful views
- Double glazed windows, modern fitted carpets
- Convenient for village High Street

Description

A conveniently located second floor Warden-assisted retirement apartment, situated at the southern edge of Henfield village with light, well-proportioned accommodation and featuring a private balcony that enjoys magnificent views across surrounding countryside to the South Downs beyond. The accommodation comprises; communal entrance hall, private entrance hall, living room, kitchen, bedroom, bathroom and extensive communal grounds. 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 floor.

Communal Entrance Hall, Lift or stairs lead to the First Floor Landing where there is a shared storage cupboard. Door to Entrance Hall, with decorative coving and ceiling rose, cupboard housing hot water cylinder, further storage cupboard and entry telephone system. Night Storage heater. Bathroom with coloured suite comprising; panelled bath with handgrips, pedestal wash hand basin and a white low-level WC.. Tiled shower cubicle with Triton T80si shower. Part tiled walls, skylight, heated towel rail, Dimplex fan heater and strip light. The double Bedroom has double glazed window with a pleasant outlook over the communal grounds and South Downs beyond. Fitted triple wardrobe cupboards. Dimplex panel electric radiator. The Living Room has decorative coving and ceiling rose. Decorative fire surround with electric flame effect fire, Dimplex Quantum night storage heater, two wall light points. Double glazed sliding doors lead to the Balcony with outside light point and far reaching views over the communal grounds and South Downs beyond. An archway leads through to the Kitchen that is fitted in a range of units with matching hanging wall cabinets and breakfast bar. One and a half bowl stainless steel sink top with monochrome tap, Hotpoint washing machine, tumble drier, Belling built in oven with a separate Jackson halogen hob and extractor over. Fridge/freezer, vinyl flooring, skylight and part tiled walls. Dimplex fan heater.

Outside: 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.

Facilities: There is a guest suite on the ground floor (subject to availability), as well as other communal facilities including communal sitting room and kitchen area.

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.





Information

Property Reference: HJB02935

Photos & particulars prepared: Sep 2024. Revised April 25 (RNT)

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: £266.92 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.

Local Authority: Horsham District Council Council Tax Band: 'B'

Viewing

An internal inspection is strictly by appointment with:

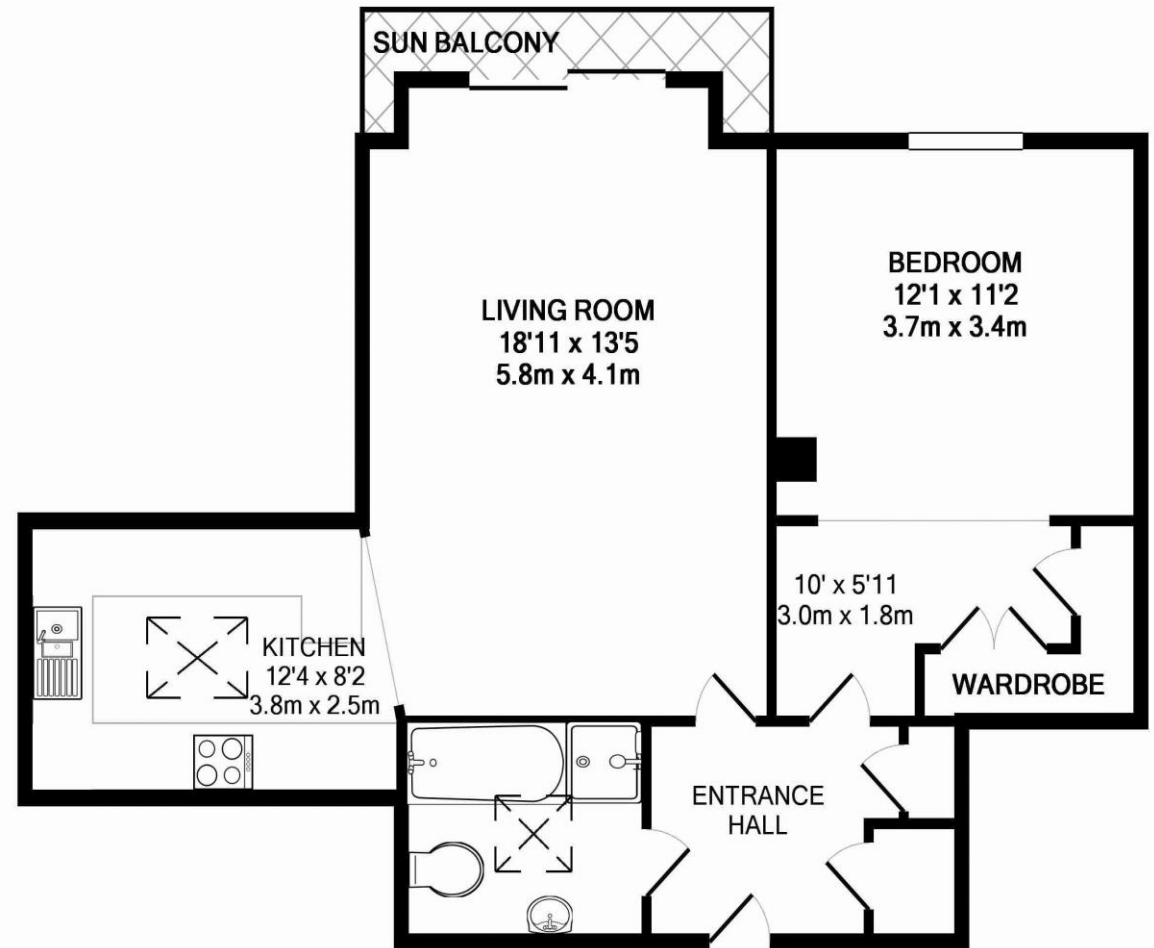
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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken 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.



TOTAL APPROX. FLOOR AREA 666 SQ.FT. (61.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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