



**14 Springhills,**  
Henfield, West Sussex.

## 14 Springhills,

Henfield, West Sussex. BN5 9EG

### Asking Price £275,000 Leasehold

- Well-presented semi-detached bungalow
- Part of a popular retirement development for the over 55s
- Level walk to the High Street. Stunning Views
- Gas central heating with recently installed boiler
- Double bedroom, Sitting Room, Kitchen with Dining area. Bathroom
- South facing patio. Extensive communal grounds

#### Description

A beautifully presented retirement bungalow forming part of a popular development of warden assisted homes for the over 55's, within level walking distance of the High Street. Features include a modern fitted kitchen with dining area, light and airy double aspect sitting room with patio doors leading to the patio area. Double bedroom, modern fitted bathroom, double glazed windows throughout, whilst the gas central heating is run by way of a recently replaced Glow Worm boiler. There are outstanding Southerly views from the property over the surrounding countryside towards the South Downs. The property forms part of a complex of exclusive retirement apartments, bungalows and terraced houses situated on the southern edge of the village, with the main block itself offering communal sitting room and kitchen area, together with the facility to accommodate family and friends in the guest bedroom and shower room, subject to availability. An internal inspection is highly recommended.

#### More about the property

**Entrance Porch** with outside light, cupboards housing gas meter and electric meter, part glazed front door to:- **Entrance Hall** single panelled radiator, thermostat control, telephone point, wall mounted fuse box, coved and textured ceiling with access to loft space and doors to: **Sitting Room** Upvc double glazed French doors with adjoining double-glazed windows opening on to rear patio with views over the Sussex countryside to the South Downs, double glazed window to side aspect, electric coal effect fire with marble effect slips and base, and wooden surround with mantel over, television point, two single panelled radiators, wall light point, alarm, coved and textured ceiling. **'L' Shaped Kitchen/Dining Room** two double glazed windows to side aspect, range of wall mounted units, matching base level units with



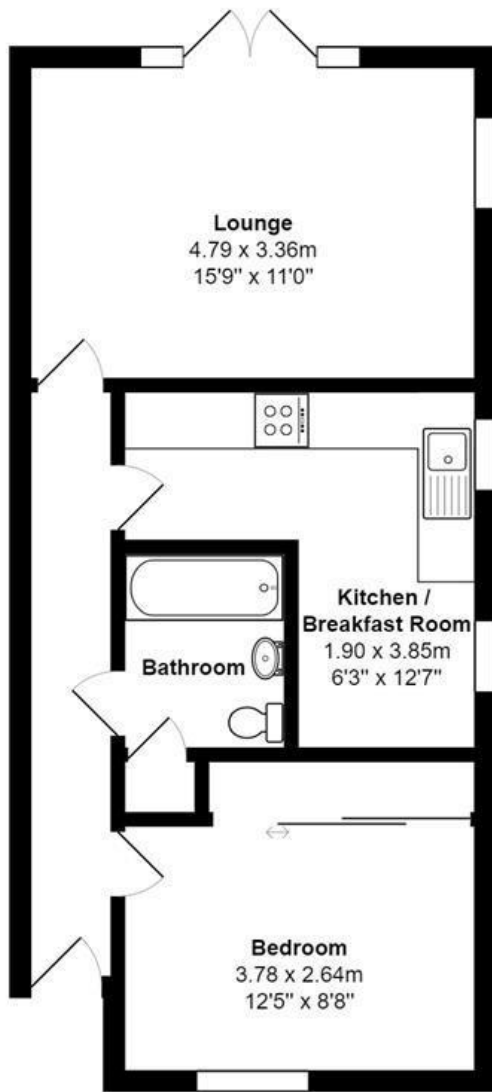
worksurface over, stainless steel single drainer sink unit with mixer tap, oven housing unit with fitted Bosch oven, fitted electric Lamona hob, fitted Bosch washing machine, integral fridge and freezer, tiled splashbacks, recently installed wall mounted Glow Worm boiler, single panelled radiator, space for table and chairs, coved and textured ceiling. **Bedroom** double glazed window to front aspect, wardrobes with three mirrored floor to ceiling sliding doors, dressing table and wall shelving, double radiator, alarm, television point, coved and textured ceiling. Folding door from the Hall providing wheelchair access to: **Bathroom** part tiled with white suite comprising panelled bath with mixer tap to wall mounted shower and glass shower screen, vanity unit with fitted wash hand basin and cupboard below and glass fronted cabinet over, low-level w.c with concealed cistern, double radiator, shaver point, airing cupboard housing hot water tank, slatted shelf and timing controls, textured ceiling with extractor fan.

**Outside** to the rear of the property there is a South facing patio with flower and shrub borders and close boarded fencing to two sides. From the patio there are breath taking views of the Sussex countryside to the South Downs. To the front of the property there is an external storage cupboard. **Communal Gardens** with large area of garden which is well maintained and provided for the benefit of the residents. From some areas of the gardens there are delightful views to the South Downs. Parking area for both residents and visitors. Garages become available from time to time to rent via the freeholders.

#### 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.



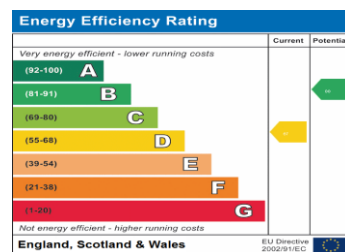


## Information

Photos & particulars prepared November 2021.

LEASE: The property is to be sold with the remainder of the 125 year lease from 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: £230 per month (to be verified) which includes such items as buildings insurance, window cleaning, external decorations, the wardens and upkeep of the gardens and maintenance of the buildings. Please note: The COVID-19 pandemic may affect the availability of the wardens and other services.

Council Tax Band – C (Horsham District Council)



## Viewing

Strictly by appointment with H.J. Burt's Henfield Office:

**01273 495392**

henfield@hjburt.co.uk

**www.hjburt.co.uk**



Total Area: 51.1 m<sup>2</sup> ... 550 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Euston House | High Street | **Henfield** | West Sussex | BN5 9DD | **01273 495392** | henfield@hjburt.co.uk | **www.hjburt.co.uk**

**H.J. BURT**  
Chartered Surveyors : Estate Agents

*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.*

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