



12 The Green | Golden Square | Henfield | West Sussex | BN5 9DP

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £195,000 | Share of Freehold



- Spacious first floor (top) apartment.
- One double bedroom, shower room
- Separate kitchen with integrated appliances
- Triple aspect living/dining room
- Allocated parking space and visitor's parking
- Communal garden
- Gas fired central heating & Double glazing
- New 999 year lease.
- No forward chain

Description

A well-presented apartment situated just off the High Street in the heart of Henfield village, offering convenient access to a wide range of local amenities including independent shops, cafés, restaurants and everyday services.

The accommodation provides bright and practical living space with a neutral decor, making it an ideal purchase for first-time buyers, investors or those looking to downsize. It comprises a double bedroom, spacious living/dining room, separate fitted kitchen and a shower room all off an L-shape hallway. This first floor apartment benefits from gas fired heating, double glazing and a large loft space and is being sold with no onward chain.

The property forms part of an established residential development and benefits from a communal garden, visitors parking spaces and a live in caretaker. Leasehold with a new 999 year lease granted on completion. Maintenance is £350 per 6 months Ground rent is peppercorn.

Location

what 3 words ///rods.owes.tripods

Henfield is a thriving and picturesque village renowned for its attractive High Street, strong community atmosphere, excellent local facilities and easy access to the South Downs National Park. The combination of village charm and modern convenience continues to make it a highly desirable place to live.



Information

Property Reference: HJB03479

Photos & particulars prepared: H J Burt September 2026 (JW)

Services: Mains services of electricity, gas, water and drainage.

Leasehold with a new 999 year lease

Maintenance is £350 per 6 months

Ground rent is peppercorn.

Local Authority: Horsham District Council

Council Tax Band: 'B'

The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT 01903 879488 or 01273 495392 |

www.hjburt.co.uk | sales@hjburt.co.uk



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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.

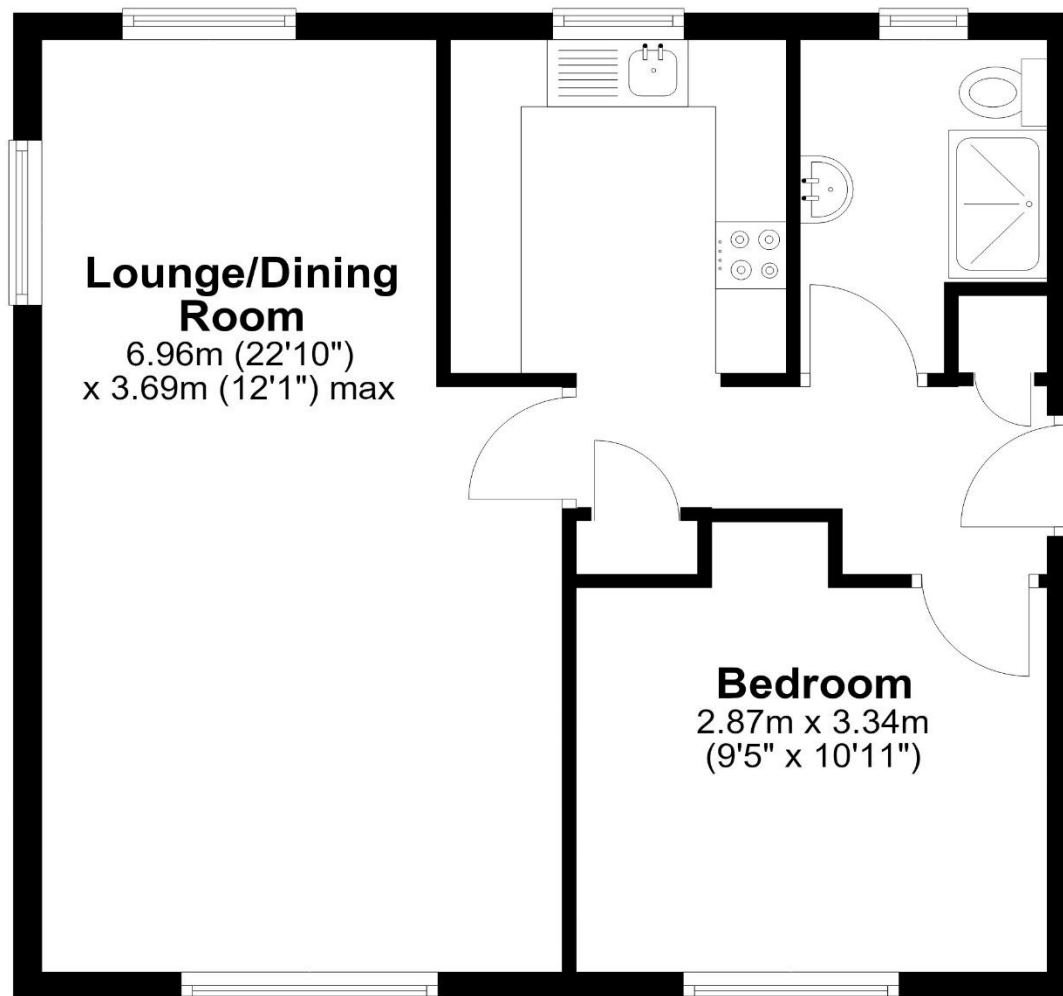
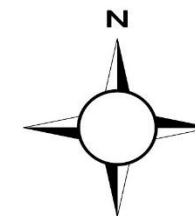




Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 49.6 sq. metres (534.2 sq. feet)



Total area: approx. 49.6 sq. metres (534.2 sq. feet)