

hamlyn smith.

Rayner Court - Cagefoot Lane, Henfield

£190,000

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1 Bedroom

1 Reception

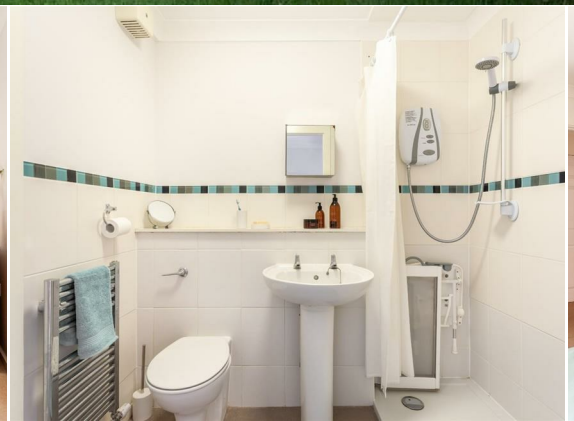
1 Bathroom

A one-bedroom assisted living apartment in Rayner Court, Henfield, located on the same site as Red Oaks care home. The gorgeous grounds feature expansive lawns and ancient trees, and this apartment also has a private patio. Residents can live independently or access further services from Red Oaks as needed.

- A one bedroom assisted living apartment
- Located on the same site as Red Oaks care home
- The double bedroom has a pleasant outlook over the gardens
- There is also a large communal living room with a kitchen
- Parking for multiple cars
- Heating and hot water charges are included within the service charge














Exit



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The front door of the apartment opens to a hallway from where all the rooms are accessed. There is a door entry system and a storage cupboard. The living/dining room is a spacious and welcoming room over five metres in length, with double doors at the far end opening onto the gardens. Stepping outside, the private patio is particularly secluded, being at the end of the building and not overlooked. It has a peaceful outlook over the lawns and flower borders of the beautiful communal gardens.

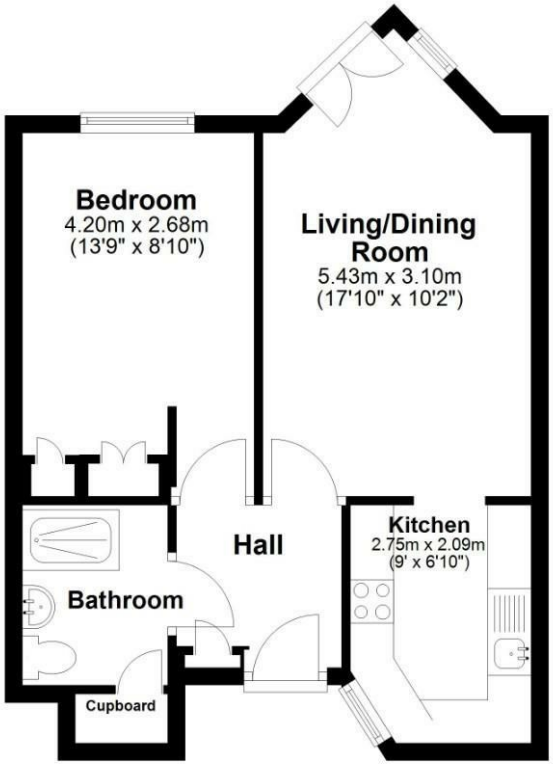
Back inside, the kitchen is off the living room and has integrated appliances including an electric hob, electric fan oven with grill and a fridge freezer. There is also a washer dryer which will be included in the sale.

The double bedroom has a pleasant outlook over the gardens and includes built-in wardrobes.
In the bathroom there is a large shower with perching stool and screen, a handbasin and WC. A cupboard off the bathroom houses an immersion heater. All the central heating and hot water are included within the service charge, and the apartment has a wall thermostat and individual thermostatic radiator valves. The windows in the apartment are double-glazed.

Within the Rayner Court building there is a guest studio apartment where residents' guests can stay overnight for a small fee. There is also a large communal living room with a kitchen where residents can entertain family. Plans are in place to organise social and creative activities for residents in this space.

The landscaped gardens have various seating areas, and there are also several greenhouses which residents can use. Red Oaks care home can provide optional care services, including checking in on residents and providing meals. Regular trips are organised via minibus to events at the community centre in Henfield and to Holmbush Shopping Centre.

Ground Floor



Total area: approx. 40.8 sq. metres (439.4 sq. feet)

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.
Plan produced using PlanUp.

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Rayner Court, Henfield



