



hamlyn
smith.

Cagefoot Lane, Henfield, BN5 9HD

£180,000

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 1 Bedroom

 1 Reception

 1 Bathroom

This one-bedroom assisted living apartment is situated within Rayner Court, Henfield, on the same beautifully landscaped site as Red Oaks Care Home. Set among expansive lawns and mature, ancient trees, the development offers a peaceful setting, while the apartment itself benefits from a private patio. Residents enjoy independent living with the reassurance that additional care services from Red Oaks are available if required.

- One bedroom retirement apartment
- Ground floor
- Extensive communal grounds
- Within walking distance of the village
- Service charge covers heating and hot water
- Resident and visitor parking





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📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

✉ hello@hamlynsmith.co.uk

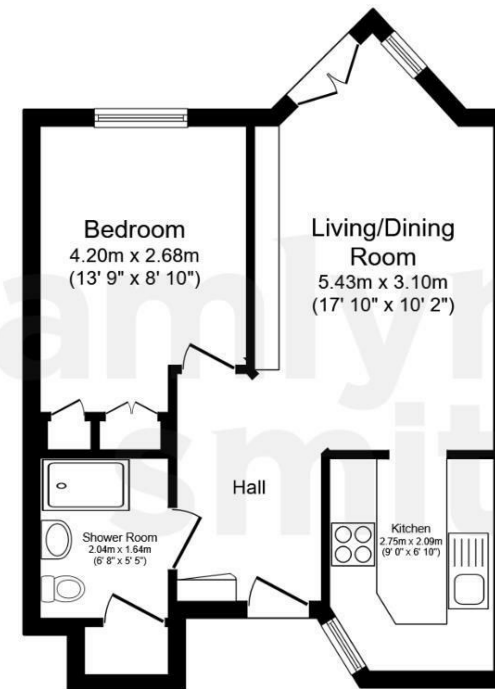
The apartment's front door opens into a welcoming hallway providing access to all rooms. There is a secure door entry system and a useful storage cupboard. The living/dining room is a bright and spacious area measuring over five metres in length, with double doors leading directly onto the communal gardens. The room has been enhanced with floor to ceiling book shelf storage and media unit. A further fitted bookshelf divides the living and dining area but can easily be removed to provide a larger expanse of space.

The kitchen is accessed from the living room and is well equipped with integrated appliances,

The double bedroom enjoys a pleasant outlook over the gardens and features built-in wardrobes. The recently installed showeroom is fitted with a large walk-in shower with accessibility aids, hand basin and WC, with an additional cupboard housing the immersion heater. Central heating and hot water are included within the service charge. The apartment also benefits from double-glazed windows throughout.

Rayner Court offers excellent communal facilities, including a guest studio apartment available for overnight visitors at a small charge, and a spacious residents' lounge with kitchen facilities for entertaining family and friends. Plans are in place to host social and creative activities within this space.

The beautifully maintained communal gardens provide several seating areas, along with greenhouses available for residents' use. Optional care services can be provided by Red Oaks Care Home, including welfare checks and meal provision. Regular minibus trips are also organised to local events at the Henfield Community Centre and to Holmbush Shopping Centre.



Floor Plan

Floor area 39.1 sq.m. (420 sq.ft.)

Total floor area: 39.1 sq.m. (420 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

