



Chess Brook Green

Henfield, BN5 9LF

Guide price £220,000

Beautifully Refurbished Two Bedroom Garden Flat with No Onward Chain

Set in the highly desirable village of Henfield, this attractive newly refurbished two-bedroom home benefits from a private garden, and accommodation arranged entirely on one level, offering convenient and easy living.

The property has been tastefully renovated and decorated in neutral tones throughout, creating a bright and modern interior ready to move straight into. A particular highlight is the private west-facing garden.

Further benefits include private use of a covered carport/garage/workshop space, in addition to easy parking. The property also enjoys low service charge and ground rent, making it ideal for a first-time buyer or downsizer.

Situated within easy reach of the village's shops, cafés and local amenities, you have everything you need on your doorstep.

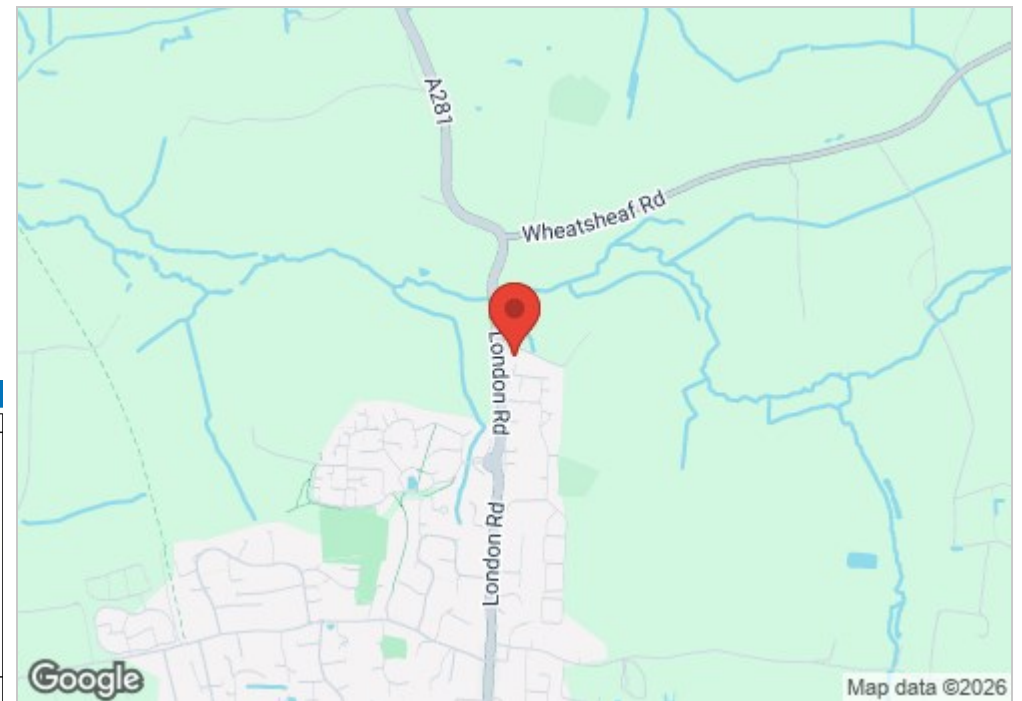
Council tax band: B

Leasehold: 117 years remaining.

Maintenance: Approximately £75.00 per month

Ground Rent: £10 per annum

NB. It should be noted that the owner of this property is an employee of Foster & Co Estate Agents.



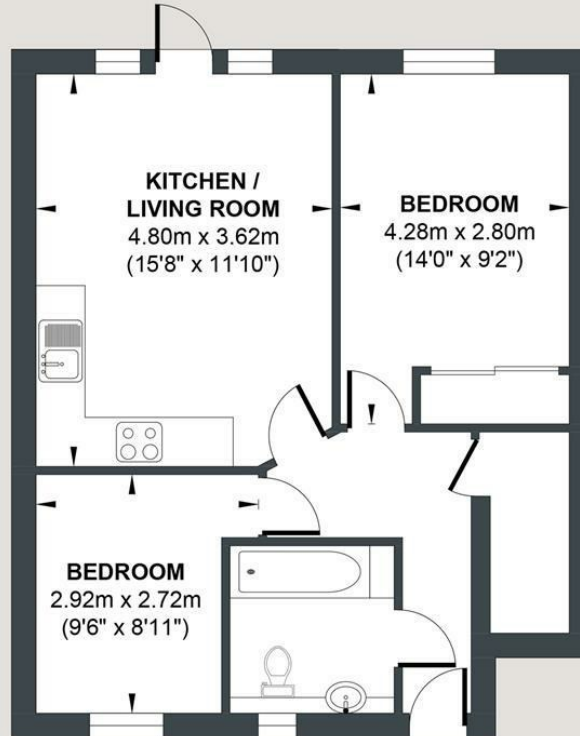
- Newly refurbished two bedroom ground floor garden flat
- Tastefully decorated neutral interior
- No onward chain
- Low service charge and ground rent
- Private West facing rear garden
- Use of carport / garage / workshop space
- Village location close to amenities

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79

England & Wales EU Directive 2002/91/EC

CHESS BROOK GREEN

Approx. Gross Internal Floor Area = 49.83 sq m / 536.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
536.36 sq ft
(49.83 sq m)



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We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

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