



24 Springhills | Henfield | West Sussex | BN5 9EG

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

24 Springhills | Henfield | West Sussex | BN5 9EG

Guide Price: £219,000 | Leasehold



- A recently redecorated second floor Warden assisted apartment
- Balcony with stunning views over communal grounds and South Downs
- Double bedroom, bathroom with shower
- Living Room with kitchen and fitted appliances
- Night storage heating. Double glazed windows. Newly fitted carpets
- Convenient for village High Street
- Facility for guests/friends to stay
- EPC: C. COUNCIL TAX: B

### Description

A conveniently located and extremely well presented second floor Warden-assisted retirement apartment, situated at the southern edge of Henfield village with light, well-proportioned accommodation and featuring a private balcony that enjoys magnificent views across surrounding countryside to the South Downs beyond. The accommodation comprises; communal entrance hall, private front door and hallway leading to living room with kitchen, bedroom, bathroom and extensive communal grounds. This flat has been completely redecorated with new sliding patio doors to the balcony, new door furniture, recently installed oven, new carpets and floor coverings throughout, plus new curtains in the living room. The light switches and fittings have been replaced, whilst a new fuse board has been installed. There is also a communal sitting room and kitchen area, plus a guest suite with bedroom and shower room, that can be reserved through the wardens if required to accommodate family and friends, whilst there are both stairs and lift access to the first and second floors. There is no onward chain, and an internal inspection is highly recommended.

Communal Entrance Hall, lift or stairs lead to the Second Floor Landing where there is a storage cupboard. Front door to Entrance Hall with decorative coving and decorative ceiling rose, night storage heater and entry phone system. Airing cupboard with recently replaced foam insulated hot water cylinder and immersion heater. The double Bedroom has small built-in storage cupboard and a further double wardrobe cupboard. Double glazed windows overlook the front of the property. The Bathroom is fitted in suite comprising panelled bath with hand grips, low-level WC and pedestal wash hand basin. Part tile surround. Separate tiled shower cubicle with recently fitted Gainsborough shower unit and fitted seat. Vinyl flooring, skylight, Dimplex heater and combined towel

rail/radiator. The bright Living Room has a kitchen area with a skylight and is fitted in wooden units comprising; one and a half bowl stainless steel sink top with mixer tap. Adjoining work surfaces with drawers and cupboards under including peninsula worksurface with matching hanging wall cabinets. Appliances include; a newly fitted Beko oven with extractor over, Hotpoint washing machine and Bosch dishwasher. Vinyl flooring. The Sitting Room area has a night storage heater, two wall light points and double-glazed sliding patio doors leading to the balcony. This has magnificent views over the communal grounds and towards the South Downs. Outside: Large communal gardens surround the property and are well maintained and provided for the benefit of the residents. From some areas of the garden are superb views over surrounding Sussex countryside and the South Downs in the distance. There is some parking for both residents and visitors.

### 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

Property Reference: 68374

Photos & particulars prepared: March 2025 (Robert Turner MNAEA)

**Services:** LEASE: The property is to be sold with the remainder of the 125-year lease from 1/6/1986. It is a condition of purchase that residents be over the age of 55 years. **GROUND RENT:** £385 per annum (fixed until 2031). **MAINTENANCE:** £266.92 per calendar month (as of Jan 2025) which includes such items as buildings insurance, window cleaning, external decorations, the wardens and upkeep of the gardens and maintenance of the buildings. In addition, water for the property is charged as a share of the total metered supply to the main property, payable to the managing agents half-yearly.

**Local Authority:** Horsham District Council **Council Tax Band:** 'B'

## Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Henfield**

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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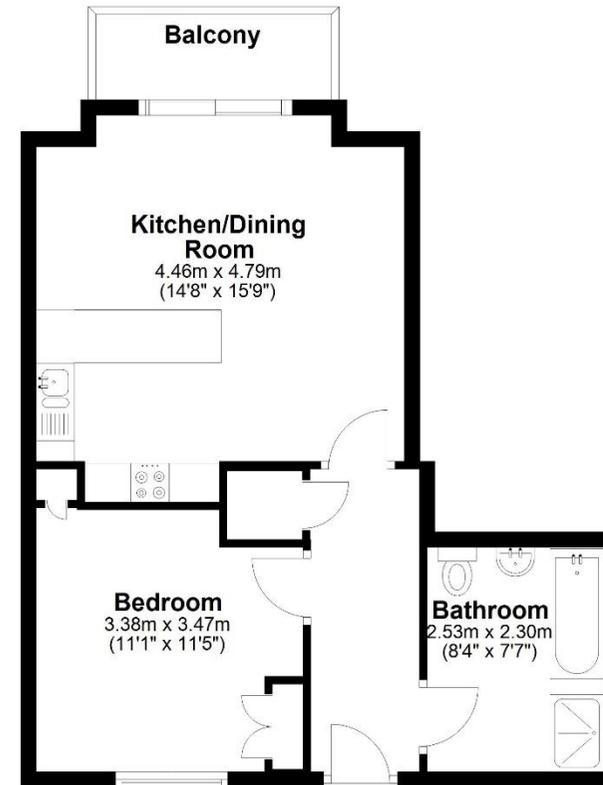
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**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or 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.

## Ground Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



Total area: approx. 50.1 sq. metres (539.1 sq. feet)

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