

Flat 2, Tooley Street, High Street,
Henfield, BN5 9DB
Price £195,000 Leasehold

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ESTATE AGENTS

A First Floor One Bedroom Apartment, Offered for Sale with No-Onward chain, a Brand New Lease and Private Parking with an entrance opening onto Henfield High Street.

Henfield, High Street

Henfield High Street is bustling with activity, featuring both artisan and boutique shops that offer a variety of local produce as well as items from further afield. Popular cafes and tea rooms, such as Relish, Post House Café, Cristina's, Partage, and AbiliTea, are always well-loved by visitors. For grocery shopping, Sainsbury's Local and One Stop are convenient options. If you're looking for a wider selection, Holmbush in Shoreham and Burgess Hill offer larger superstores. For those who prefer locally sourced produce, Swains Farm Shop is a real treat. Additionally, the Stagecoach bus service connects residents to nearby towns, including Horsham and the city of Brighton, which provide more extensive shopping and leisure options.

Description

Accessed directly off Henfield High Street and offered for sale with No onward Chain & a Long Extended Lease, is this one bedroom apartment ideal as a first time purchase or investment. Located towards the rear of the property, it benefits from a quiet aspect and boasts a private balcony flowing off from the lounge area.

An undercover passageway links Henfield High Street, to the entrance of this converted building. Once inside the main door, which the property shares with only two others, you pass additional storage for all three apartments. A few stairs rise to the first to the first floor where the property is located. Once inside the main living space is bright & airy made possible by a set of glazed French Doors opening onto its own private balcony, back inside the space is shared with the Kitchen area which has countertops on three sides sitting above essential white goods, with the extended counter doubling up as a handy breakfast bar.

The spacious bedroom features three built-in wardrobe cupboards and a further airing cupboard ensuring plenty of additional storage. Whilst the modern white bathroom completes the ensemble and is finished in a neutral patterned tile.

The property also benefits from unallocated private parking.

In our opinion early viewing is essential, to appreciate the fantastic location and wealth of features of this one -bedroom apartment!

Property Information

Council Tax Band B: £1,944.15 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Parking
Broadband: Standard 19 Mbps, Superfast 80 Mbps (OFCOM checker)
Mobile: Good coverage (OFCOM checker

Lease Information

Lease: 999 year lease from 27/06/1986
Ground rent: Peppercorn rent
Service charge: 2025/2026 £781.48 payable every six months

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.


















Private
Parking
Residents





Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

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The Property Ombudsman

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	