



**8 Bishop Croft, High Street,
Henfield, West Sussex, BN5 9DA
Guide Price £295,000 Leasehold**

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ESTATE AGENTS

A raised Maisonette in the heart of Henfield Village, just off the High Street. With flexible accommodation, as the apartment could be used as either Three Bedrooms or Two Receptions. Furthermore the property boasts a long lease and a Southerly Facing Balcony!

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

Have you ever wanted to own an apartment just off the high street in Henfield? Stevens is delighted to offer for sale this charming maisonette, with no onward chain and a long unexpired lease.

This property is brought to the market in good condition throughout and is located just moments from the high street. With a southerly-facing balcony, this maisonette is not to be missed.

The entrance to the property is situated at the rear of Bishop's Croft, where private resident parking is available. A few steps lead up to the front door, which is separate from other entrances. Once inside, the property feels spacious and bright, thanks to large windows on three sides. The flexible accommodation includes a large room at the rear that can be used as a bedroom, dining space, or, as it is currently set up, a home office. The kitchen features a range of low-level storage with a pine effect finish, and countertops on three sides make meal preparation easy.

Stairs lead to the first floor, where two further spacious bedrooms can be found, both with double aspect windows. Conveniently, there are washing facilities on both levels; at the entrance level, there is a shower room with a large corner shower, while the top floor includes a white tiled bathroom suite with matching sanitary ware.

Additional highlights of the property include a long unexpired lease term (valid until 2167), extra outside storage, and a communal rooftop terrace garden. In our opinion, early viewing is essential to avoid missing out on this maisonette right in the heart of Henfield.

Property Information

Council Tax Band C : £2,221.89 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Allocated parking space

Broadband: Standard 20 Mbps, Superfast 80 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Lease: 141 years remaining

Annual Ground Rent: £50.00 (half yearly in advance)

Annual Service Charge: £792.00 (half yearly in advance)

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

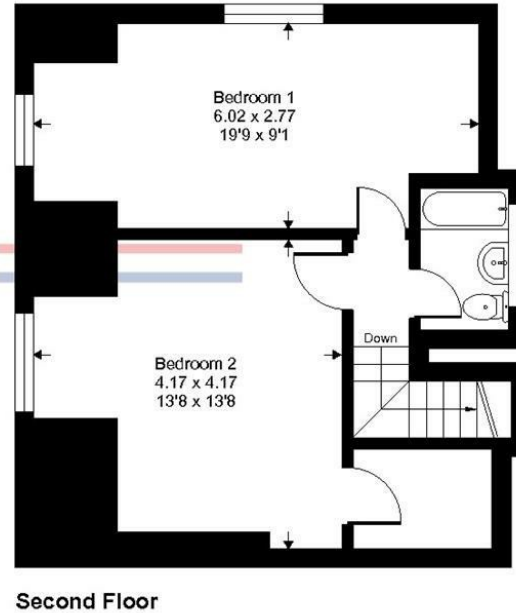
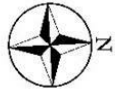
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 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.





Bishops Croft, BN5

Approximate Gross Internal Area = 91.7 sq m / 988 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewings by appointment only

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

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

www.stevens-estates.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	