



15 | Springhills | Henfield | West Sussex | BN5 9EG

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £265,000 | Leasehold



- A recently redecorated ground floor Warden assisted apartment
- Patio with stunning views over communal grounds and South Downs
- Double bedroom, modern bathroom with walk in shower
- Living Room with modern kitchen
- Night storage heating. Double glazed windows.
- Convenient for village High Street
- Facility for guests/friends to stay

Description

A conveniently located and extremely well-presented ground floor Warden-assisted retirement apartment, situated at the southern edge of Henfield village with light, well-proportioned accommodation and featuring a south facing patio that enjoys a magnificent outlook over the delightful communal grounds and 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 patio doors leading to the patio, modern fitted kitchen, bedroom and modern shower room with walk in shower. 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.

A **Communal Entrance Hall** with dedicated storage cupboard under the stairwell, leads via a front door to the private **Entrance Hall** with night storage heater, airing cupboard, entry phone system and door leading to the bright and spacious south facing open plan **Kitchen/Living Room**. The kitchen area is fitted in modern cream fronted units with wood effect worksurfaces, peninsula bar and matching hanging wall cabinets. There are spaces for domestic appliances, Neue oven with Neue four-ring halogen hob and brushed steel extractor over. Subway tiled walls, vinyl floor, one and a half bowl sink top and built-in storage cupboard. The living area has night storage heaters and double-glazed French door leading to a small patio area with outstanding views over the communal grounds. The double **Bedroom** has a fitted double wardrobe and a Dimplex electric heater. Whilst the modern **Shower Room** has a large fully tiled shower cubicle with Triton shower.

Pedestal wash hand basin with tiled splashback, low-level WC. Extractor fan, convector heater and Dimplex bar heater. Vinyl floor and electric towel rail.

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.

N.B The current vendor rents one of the garages at around £300 per quarter and is willing to pass this on, subject to the permission of the freeholder.

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: HJB00360

Photos & particulars prepared: March 2026 (Robert Turner MNAEA)

Services: Mains electricity, water & drainage

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. The wardens are not medical but are on hand for emergencies.

Local Authority: Horsham District Council **Council Tax Band:** 'B' **EPC:** C (to be confirmed)





Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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

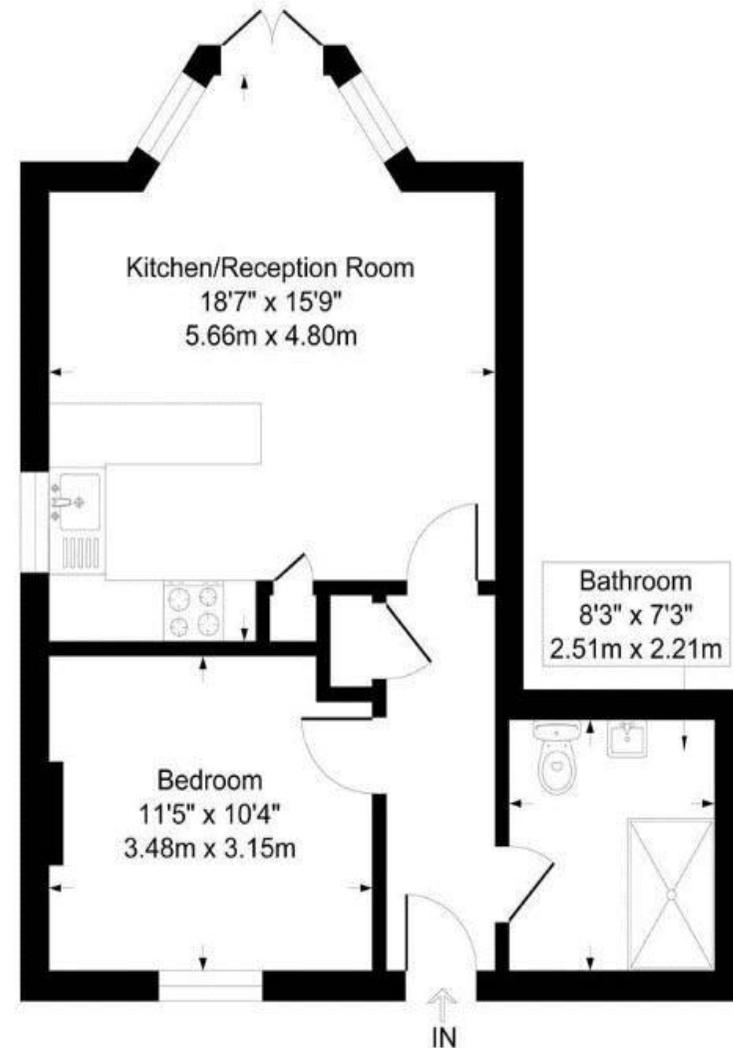
01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk



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.



Approximate Gross Internal Area 492 sq ft - 46 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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