



17 Northcroft
Henfield, West Sussex BN5 9QB
Guide Price £185,000 Leasehold

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ESTATE AGENTS

A One Bedroom Ground Floor Flat Situated on the North-western side of Henfield Village with the Benefit of a Shared Garden.

Situation

Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

Description

The accommodation comprises, entrance, hallway with large storage cupboard. Living room with space for table chairs and window looking over the shared rear garden. Modern fitted kitchen, double bedroom and modern bathroom.

Shared rear garden with lawn and concrete pathway.

The property further benefits from gas central heating and is managed by Saxon Weald.

Council Tax Band - B

Agents Note

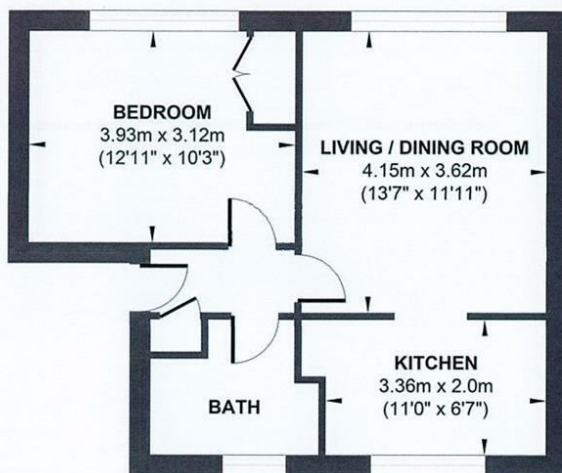
There is 103 years left remaining on the lease and a service of £565.00 is to be paid per annum.

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.

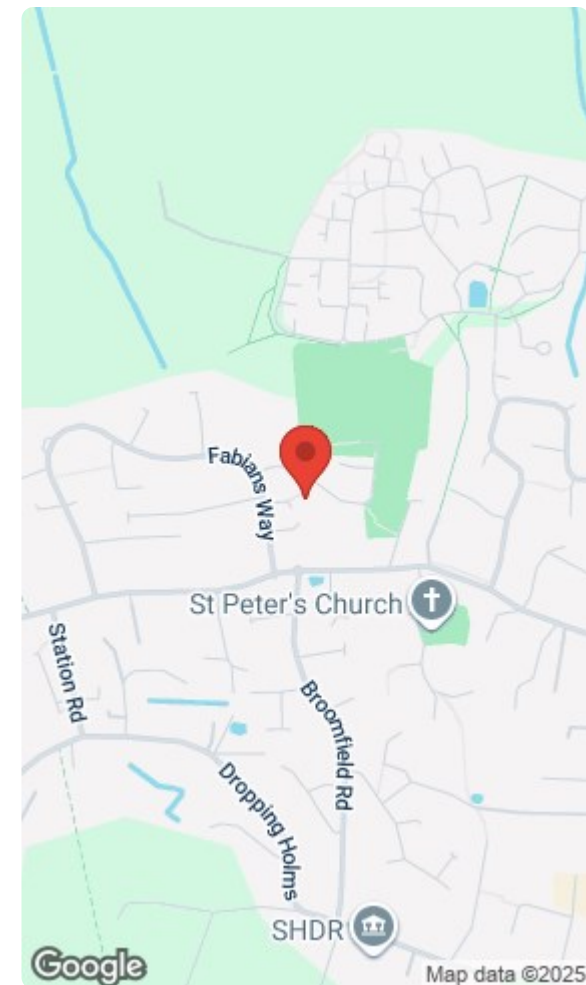






GROUND FLOOR

[https://alto-live.s3.amazonaws.com/pSsn54V2hkWBXMTyUJ4U43kl/jqEKZRgvTvFCNbnAG8ejCKZlgx0/Floorplan/\[3\]/eNrJvQF7ckyY1tU2psvOoQ.jpg](https://alto-live.s3.amazonaws.com/pSsn54V2hkWBXMTyUJ4U43kl/jqEKZRgvTvFCNbnAG8ejCKZlgx0/Floorplan/[3]/eNrJvQF7ckyY1tU2psvOoQ.jpg)



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		
	69	74
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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