



3 Springhills
Henfield, West Sussex, BN5 9EG
Guide Price £360,000 Leasehold

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ESTATE AGENTS

A Very Well Presented Two Bedroom Chalet Bungalow for the Over 55's with Small Private Garden & Further Benefitting from No-On Going Chain & Close to Local Amenities & Countryside Views.

Situation

Springhills is situated on the south side of Henfield village which 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 property comprises a chalet bungalow within a staggered terrace built of brick elevations under a pitched tiled roof and is complemented by gas central heating and double-glazing. The property which forms part of a small development of 28 warden assisted retirement homes on the south side of the village, with an age restriction of over 55.

The accommodation comprises on the ground floor, entrance porch with storage cupboard housing the boiler, entrance hall, modern fitted shower room, light and bright second bedroom which is currently being used as a second reception room over looking the front garden. Fitted kitchen with large glass serving hatch and bright and spacious sitting room with French doors opening onto the rear garden.

From the entrance hall stairs with a Stannah stair lift rise to the first-floor landing with door to the master bedroom with a good size en-suite shower room with dressing area. Access to eaves storage in the bathroom. Outside is a small westerly facing private patio, along with large communal gardens with magnificent views across the surrounding Sussex countryside and a communal parking area.

Within the main building are communal facilities including a sitting room, kitchen, cloakrooms, and a facility to accommodate family and friends in a guest bedroom with en-suite shower room.

Council Tax Band - D

Agents Note

A probate certificate has been applied for.

Property Maintenance & Ground Rent

Ground rent is currently £96.25 per quarter.

Property Maintenance & wardens is currently £800.77 per quarter.

There is currently 86 years left remaining on the lease.

Property Misdescription Act 1991

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

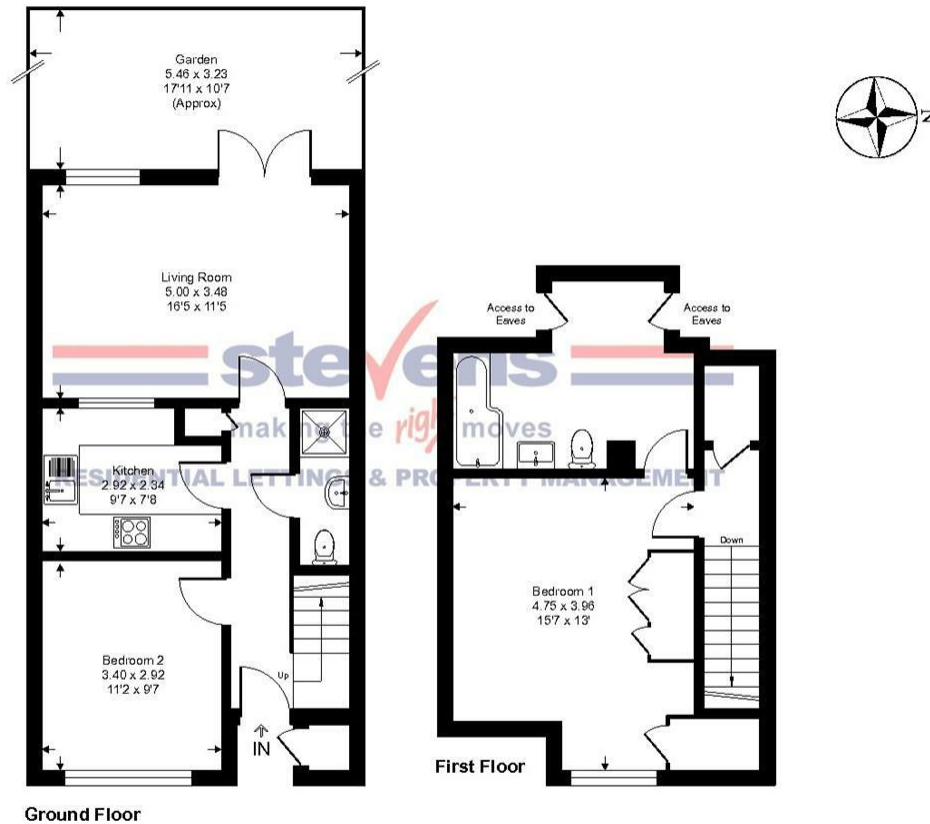
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.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





3 Springhills, BN5

Approximate Gross Internal Area = 80 sq m / 862 sq ft (excludes store)

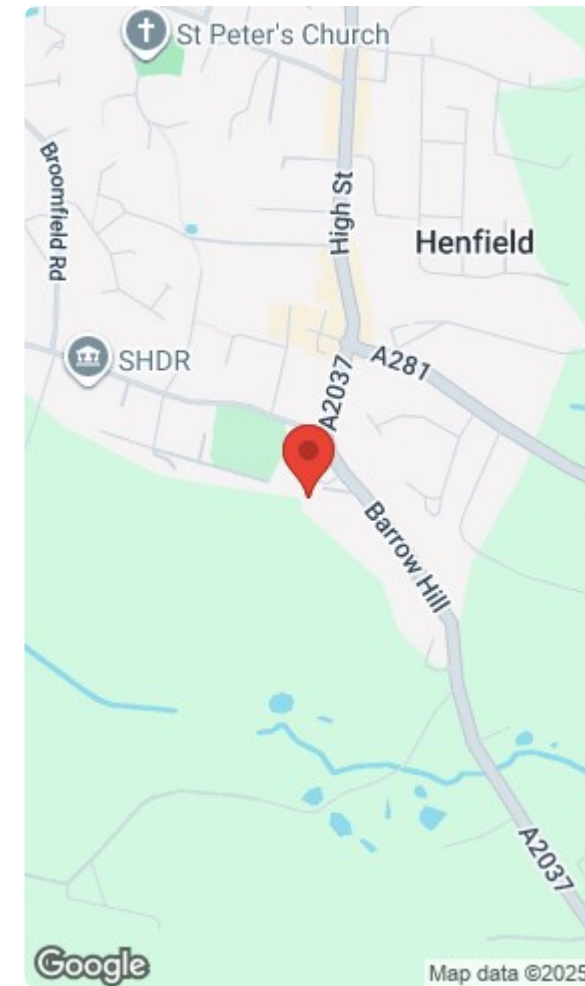


Ground Floor

First Floor

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

