



**Pump House Studio, High Street  
Henfield, West Sussex, BN5 9DA  
Guide Price £299,950 Leasehold**

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ESTATE AGENTS

# A Great Opportunity to Purchase a Two Bedroom Apartment with Balcony in the Centre of Henfield, Benefitting from a Garage, Parking Space & Enclosed Rear Courtyard Garden.

## Henfield

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 of entrance, entrance hall with stairs leading to the first floor. Fitted kitchen with small breakfast bar area, light and bright living room with feature fireplace and French doors to the conservatory. Two double bedrooms, one with fitted wardrobes and family bathroom. Large conservatory with French doors to the balcony. Stairs from the balcony lead to the enclosed rear courtyard garden.

Driveway and garage.

Council Tax Band - B

Business not affected.

## Agents Note

Garage and parking space accessed via Park Road.

## Lease & Maintenance

94 years left remaining on the lease.

Maintenance is shared in accordance with the Lease - 50% roof & one third other external walls and foundations.

## 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.





Pumphouse Studio, High Street, Henfield, BN5

Approximate Gross Internal Area = 82.8 sq m / 892 sq ft  
Approximate Garage Internal Area = 13.3 sq m / 144 sq ft  
Approximate Total Internal Area = 96.1 sq m / 1036 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**  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC