



**11 Springhills,  
Henfield, West Sussex, BN5 9EG  
£339,950 Leasehold**

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making the *right* moves  
ESTATE AGENTS

# A Semi-Detached Bungalow Situated in a Small Retirement Community on the South Side of Henfield Village, very Close to Local Amenities and Country Walks.

## Situation

Springhills is situated on the south side of Henfield village within a short, level walk to the village centre. 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 a more comprehensive shopping and leisure facilities and to the smaller villages of Burgess Hill, Small Dole, Steyning, Pulborough and Storrington. 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

'Springhills' is a highly desirable and well-maintained retirement development located on the south side of Henfield Village. This well-presented bungalow is one of only four properties in a prime position within the development, enhancing its exclusivity.

The property is accessed via a level pathway to your private entrance, which is bordered by colorful personal flower beds. Upon entering, you will find a long hallway that connects all the principal rooms. There are two bedrooms, both of which are considered doubles and feature built-in storage. They offer pleasant views of the well-kept communal areas, and the main bedroom includes additional high-level storage built around the bed.

In the centre of the property, there is a modern white three-piece shower suite, complete with a spacious shower cubicle and a mains-powered shower. The kitchen has recently been updated, featuring wrapped cupboards that enclose an integrated fridge/freezer. One significant advantage of living in this bungalow is that residents are permitted to use gas appliances, which makes meal preparation much more convenient.

The bright, double-aspect lounge/diner has a westerly-facing window and a set of sliding glazed doors that allow natural light to fill the room. These doors open to a patio area, where you can relax in peace while enjoying the tranquil setting at the edge of the village.

The main building includes a communal sitting room and kitchen, as well as a guest suite that can accommodate family and friends overnight (reservations can be made from within the development).

Outside, you will find beautifully landscaped mature communal gardens that offer spectacular and uninterrupted views of the Sussex countryside and the South Downs.

In our opinion, early viewing is essential, as these properties are rarely available!

## Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Communal parking

Broadband: Standard 18 Mbps, Superfast 80 Mbps(OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Lease: 84 years remaining

Ground Rent: currently £96.25 per quarter

Property Maintenance & wardens: currently £282 per month

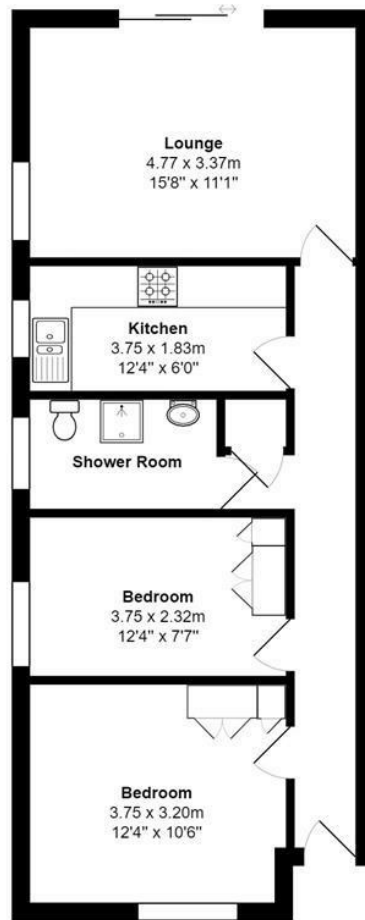
## Property Misdescription Act 1991

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.

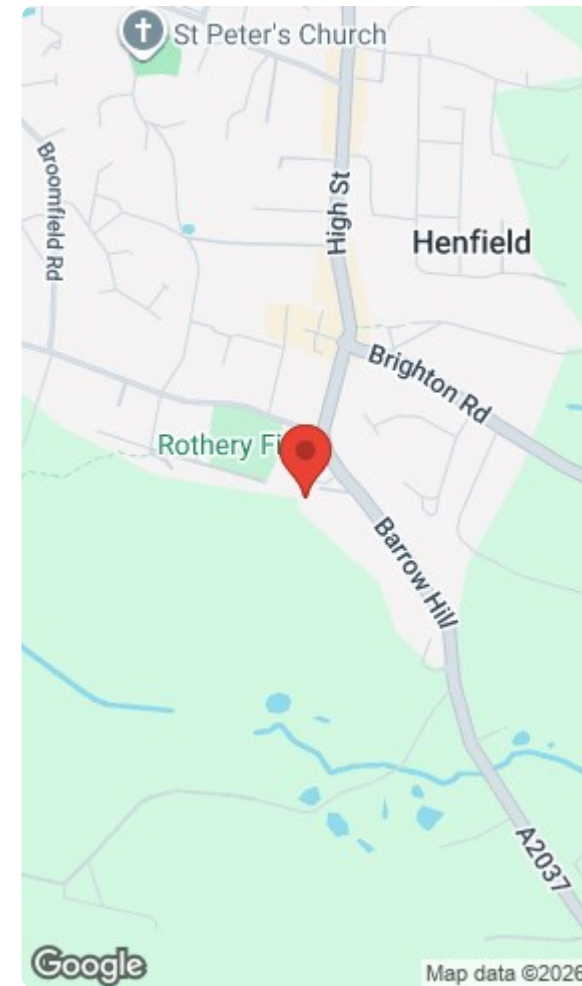






Total Area: 60.3 m<sup>2</sup> ... 649 ft<sup>2</sup>

All measurements are approximate and for display purposes only



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</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	

### Viewings by appointment only

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