3 Weavers Court, Weavers Lane, Henfield, West Sussex, BN5 9ET
Guide Price £189,950 Leasehold

stevens
making the right moves
ESTATE AGENTS

A Well Presented First Floor One Bedroom Apartment in the Heart of Henfield Village. The Property Benefits from an Allocated Parking Space and Close to Country Walks.

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
A one bedroom first floor apartment with accommodation arranged over two floors.

The accommodation comprises, communal entrance, communal entrance hall, entrance, entrance hall leading to bright and spacious lounge, modern fitted kitchen with oven and hob, space and plumbing for washing machine and space for for under counter fridge/freezer. The property benefits from gas central heating.

Stairs from the living room lead up to the second floor with the double bedroom and newly fitted bathroom.

Agents Note - No pets

Lease
Lease is 158 years from June 2019.

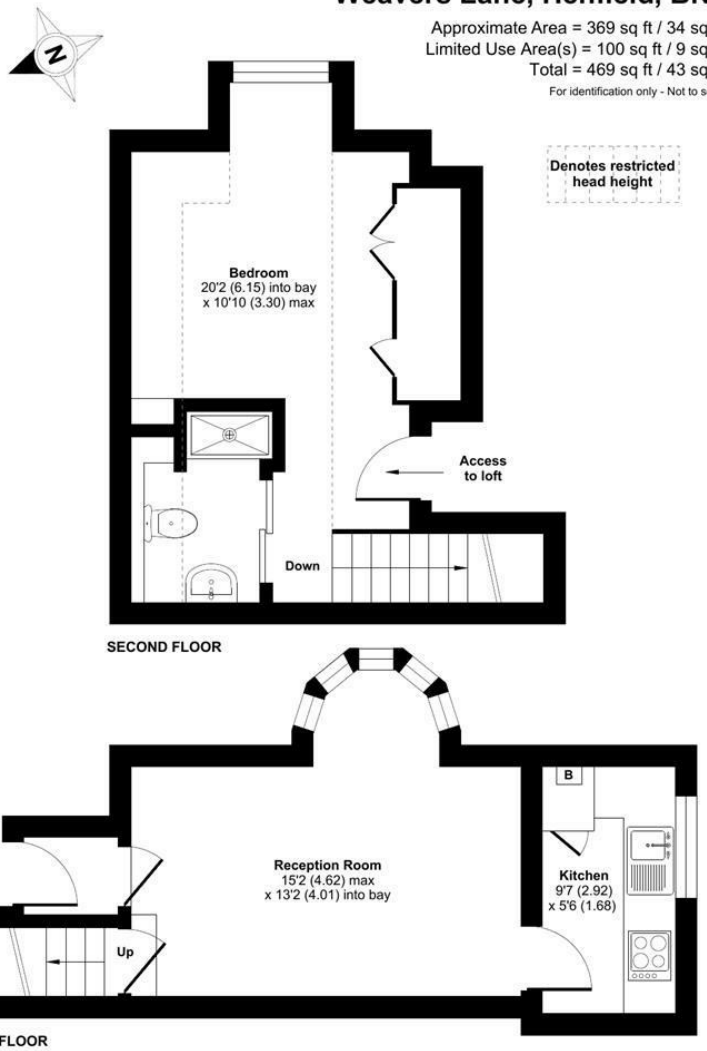
Maintenance
Ground rent £50 per annum.
Maintenance charge £1959.67 per annum.

Property Information
Council Tax Band B: £1850.34 2025/2026
Utilities: Mains Gas & Electric. Mains water & sewerage
Parking: Allocated Parking
Broadband: Standard 18 Mbps, Superfast 77 Mbps (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

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.

Weavers Lane, Henfield, BN5

Approximate Area = 369 sq ft / 34 sq m
Limited Use Area(s) = 100 sq ft / 9 sq m
Total = 469 sq ft / 43 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Stevens Estates. REF: 846510

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(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