



20 Springhills  
Henfield, West Sussex BN5 9EG  
Guide Price £260,000 Leasehold

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ESTATE AGENTS



**20 Springhills, Henfield, West Sussex BN5 9EG**

## **ALL SERIOUS OFFERS CONSIDERED ON THIS VACANT APARTMENT**

### **A First Floor One Bedroom Warden Assisted Apartment Having The Benefit of a South Facing Balcony with Superb Views of Surrounding Countryside and the South Downs**

#### **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 a 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 is a south facing first-floor apartment which forms part of a small development of 28 warden assisted retirement homes on the south side of the village, built approximately 33 years ago with an age restriction of over 55. The accommodation comprising entrance hall, bright and spacious south facing sitting/dining room with a double-glazed door leading to a south facing balcony, well-fitted kitchen, master bedroom and recently refitted shower room. The property benefits from electric heating, double-glazing, and alarm linked directly to an 'On Call Warden' in case of emergency (the wardens are not medically trained and are there to assist). Outside, are large communal gardens with magnificent views across the surrounding Sussex countryside.

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.

The accommodation, in brief, comprises as follows:

#### **COMMUNAL ENTRANCE HALL**

Stairs and lift rising to other floors.

#### **COMMUNAL HALLWAY**

Personal door to Number 20.

#### **'L' SHAPED ENTRANCE HALL**

Entry phone, Dimplex night storage heater, large storage/cloaks cupboard with shelf, light, and trip switch fuse box, airing cupboard housing hot water tank with dual immersion heater and slatted shelving, ornate coved and plastered ceiling with ceiling rose.

#### **SOUTH FACINGSITTING/DINING ROOM**

Feature fireplace with inset electric log effect fire, tv point, two Dimplex night storage heaters, dimmer switches, space for table and chairs, double-glazed windows, plastered and ornate coved ceiling with ceiling roses, uPVC double-glazed door leading to:

#### **SOUTH FACING BALCONY**

With superb uninterrupted views over the communal gardens and towards the South Downs and space for garden chairs and patio tubs.

#### **KITCHEN**

Part ceramic tiled with range of base units with worksurfaces over incorporating stainless steel one and a half bowl single drainer sink unit with monochrome tap, space and plumbing for washing machine and space for wine rack. Inset Bosch four ring electric hob with 3 speed extractor fan with light over, oven housing unit with fitted Bosch electric oven, space for upright fridge freezer. Breakfast bar with nest of drawers below. Matching range of eye-level units, coved and plastered ceiling, uPVC double-glazed window with views towards the South Downs.

#### **MASTER BEDROOM**

Range of fitted oak wardrobe cupboards, electric panel heater, tv point, ornate coved and plastered ceiling with ceiling rose, uPVC double-glazed window with views.

#### **SHOWER ROOM**

Recently refitted being part ceramic tiled, walk-in shower with wall mounted shower, handrail and glass screens, vanity unit with oval wash hand basin and monochrome tap with drawers and cupboards below, electric ladder style radiator/towel rail, close coupled low-level dual flush w.c. with concealed cistern and display shelf, coved and plastered ceiling.

#### **OUTSIDE**

#### **COMMUNAL GARDEN**

Large communal gardens surround the property and are well maintained and provided for the benefit of the residents. From some areas of the garden are superb views over surrounding Sussex countryside and the South Downs in the distance. There is an area of parking for both residents and visitors.

#### **GARAGING**

There are at times garages available to rent at approximately £75.00 per month.

#### **LEASE**

Remainder of 125 year lease (from 1986)

#### **GROUND RENT**

£350.00 per annum

#### **MAINTENANCE**

£210.00 (Approx.) Per Calendar Month

#### **Agents Note**

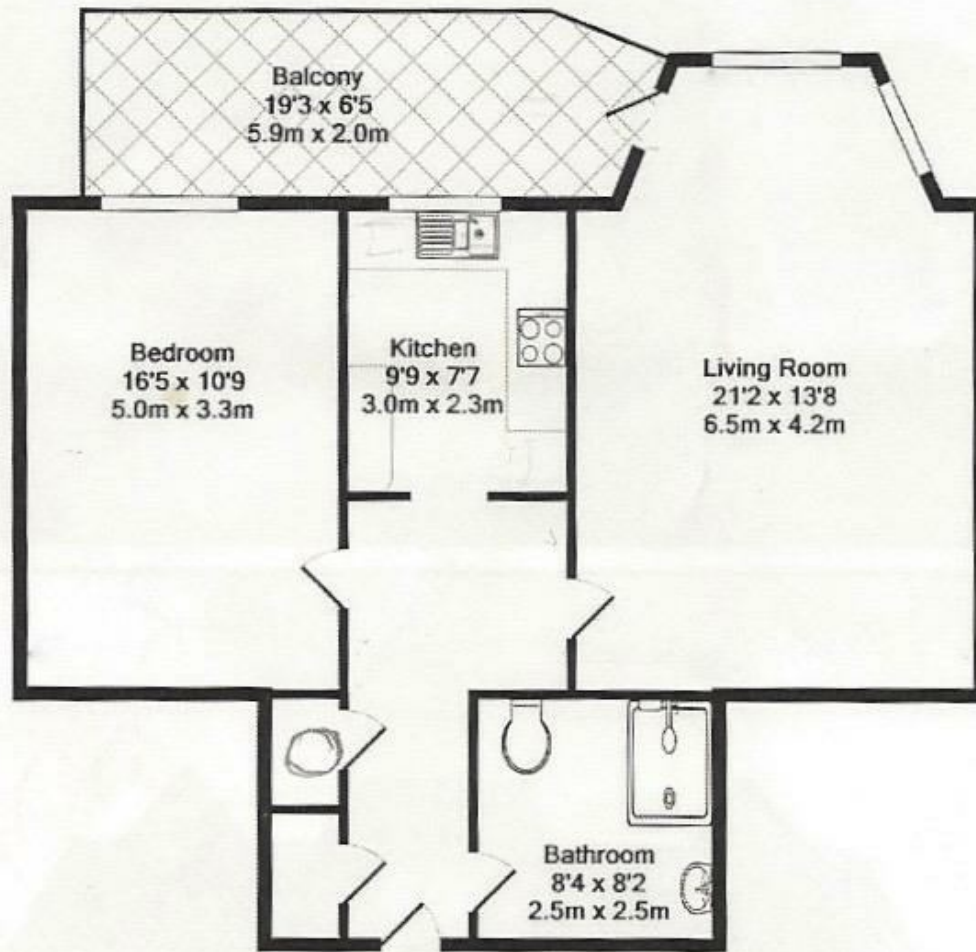
Staff are on site every day of the year and there is an 'On Call' Alarm System.

#### **Property Misdescription Act 1991**

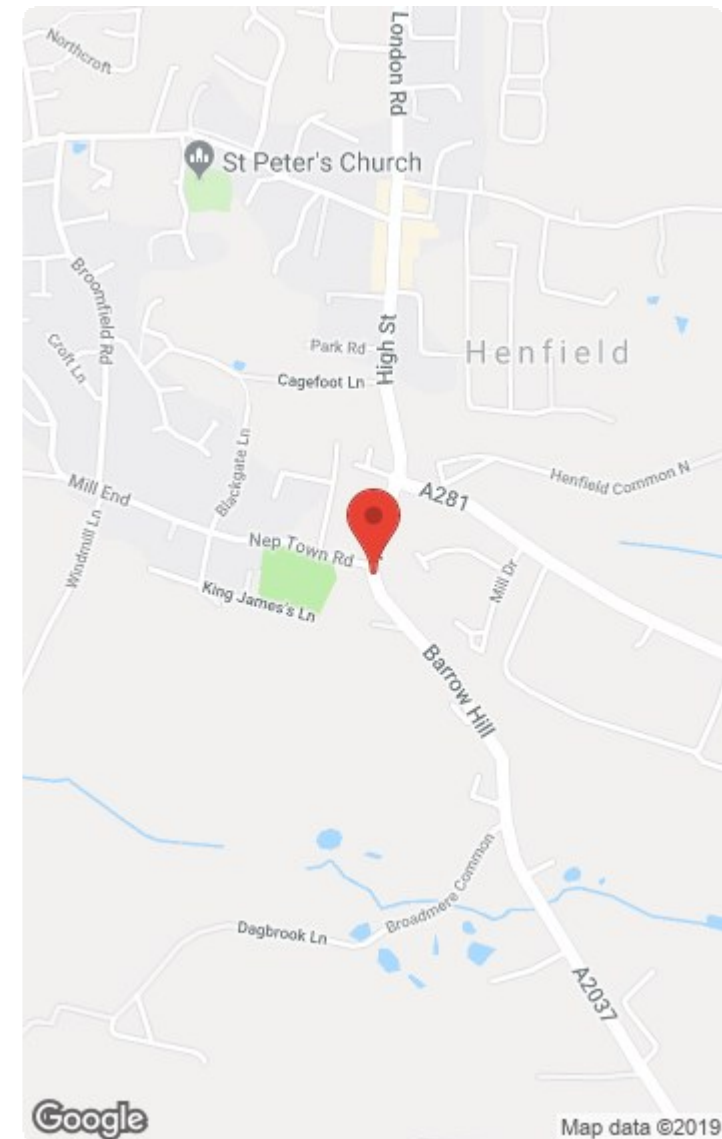
Although every effort has been taken in the production of these particulars, prospective purchasers should note:

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 Approx. Floor Area 693 Sq.Ft. (64.4 Sq.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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) A			
(81-91) B		80	81
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



