28 Springhills, Barrow Hill,
Henfield, West Sussex, BN5 9EG
Asking Price £285,000 Leasehold

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ESTATE AGENTS

A Spacious Two-Bedroom Second-Floor Apartment, Situated in the Prestigious Springhills Development on the South Side of Henfield Village & Offered with No On-Going Chain.

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 two-bedroom top-floor apartment, forming part of a small development located on the south side of Henfield village, within walking distance of its many amenities. The desirable retirement village for the over 55's offers a communal sitting room and kitchen area, as well as facilities to accommodate family and friends in a guest suite equipped with a shower room. Staircases and a lift provide easy access to all floors of the main building.

The apartment features spacious and well-presented accommodation, including a fitted kitchen, a bathroom with a wet-room style accessible shower cubicle, and a sitting/dining room that boasts double-glazed sliding patio doors opening onto a private balcony with views of Henfield village. There are two good-sized bedrooms, the main with fitted wardrobes, and the entire apartment is decorated in neutral tones, allowing the next owner to move in right away, although updates may be desired.

Outside, residents can enjoy large, well-maintained communal gardens surrounding the property, which are available for the benefit of all residents. From certain areas of the gardens, there are delightful views of the South Downs in the distance. Additionally, there is unallocated residents parking available.

Annual Service Charge for 2026 will be £3,384.16 pa which includes the water charges, garden maintenance, building maintenance (including the lift) and on-site warden.

Property Information

Council Tax Band B: 1,850.34 2025/2026
Utilities: Mains Electric. Mains water and sewerage
Parking: Communal Parking
Broadband: Standard 18 Mbps, Superfast 80 Mbps (OFCOM checker)
Mobile: Good coverage (OFCOM checker)
N.B - Probate has now been granted

Lease

125 years from 1986.

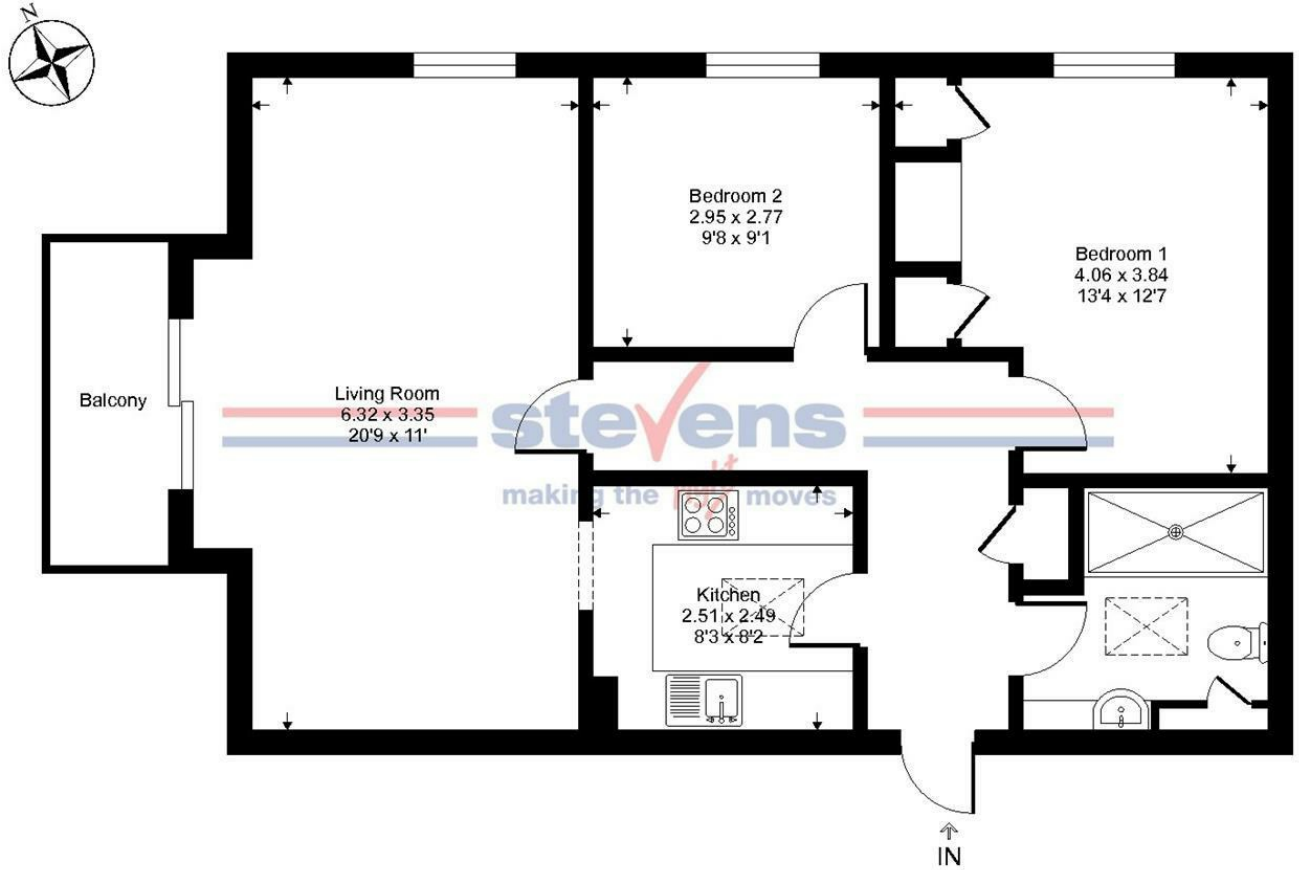
Property Misdescription Act 1991

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.

SUGAR
TEA

Springhills, BN5

Approximate Gross Internal Area = 71.8 sq m / 773 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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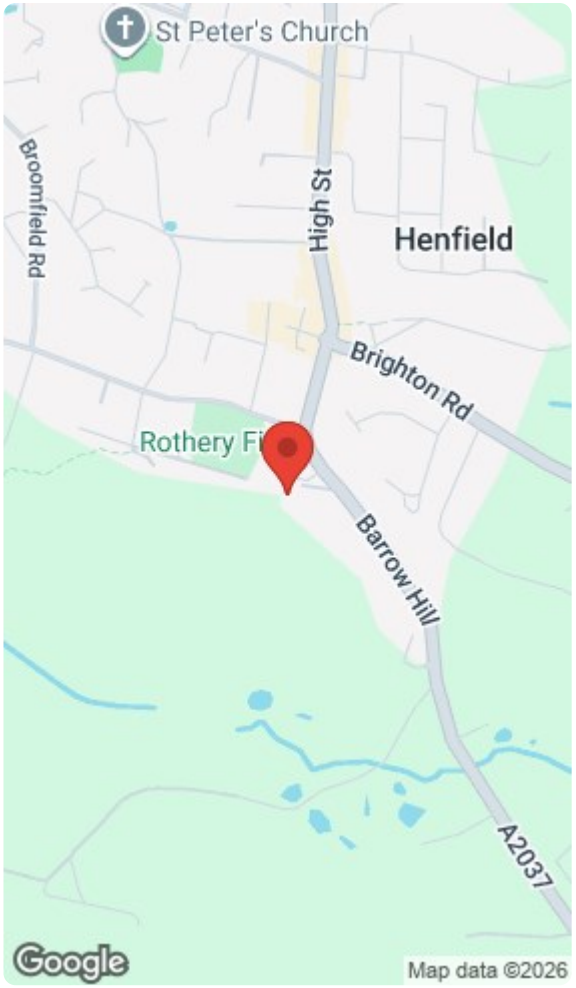
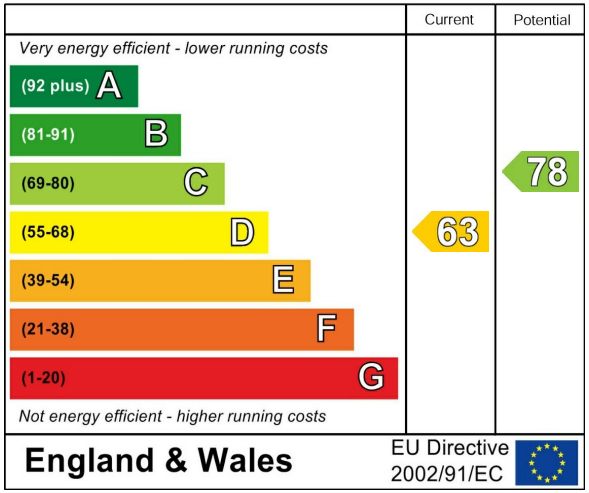


Energy Efficiency Rating



Viewings by appointment only

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