Flat 4, Rayner Court, Cagefoot Lane,
Henfield, West Sussex, BN5 9HD
Offers Invited £180,000 Leasehold

stevens
making the right moves
ESTATE AGENTS

A Well Presented One Bedroom Ground Floor Retirement Flat in Rayner Court in the Beautiful Landscaped Gardens of Red Oaks Care Home.

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
The accommodation comprises entrance, hallway with storage cupboard. Light and bright living room with French doors onto path with access to the communal gardens and fully fitted kitted. Bedroom with fitted wardrobes and separate bathroom with standing shower and another storage cupboard.

Residents of Rayner Court have the opportunity of using the additional services that Red Oaks have to offer which include a restaurant, licensed bar, hair salon, arranged social activities and outings.

The apartment also benefits from an emergency 24 hour call system on the on-site care home.

Council Tax Band - B

Agents Note
125 year lease with 108 years remaining.

Service charge of £255 pcm.

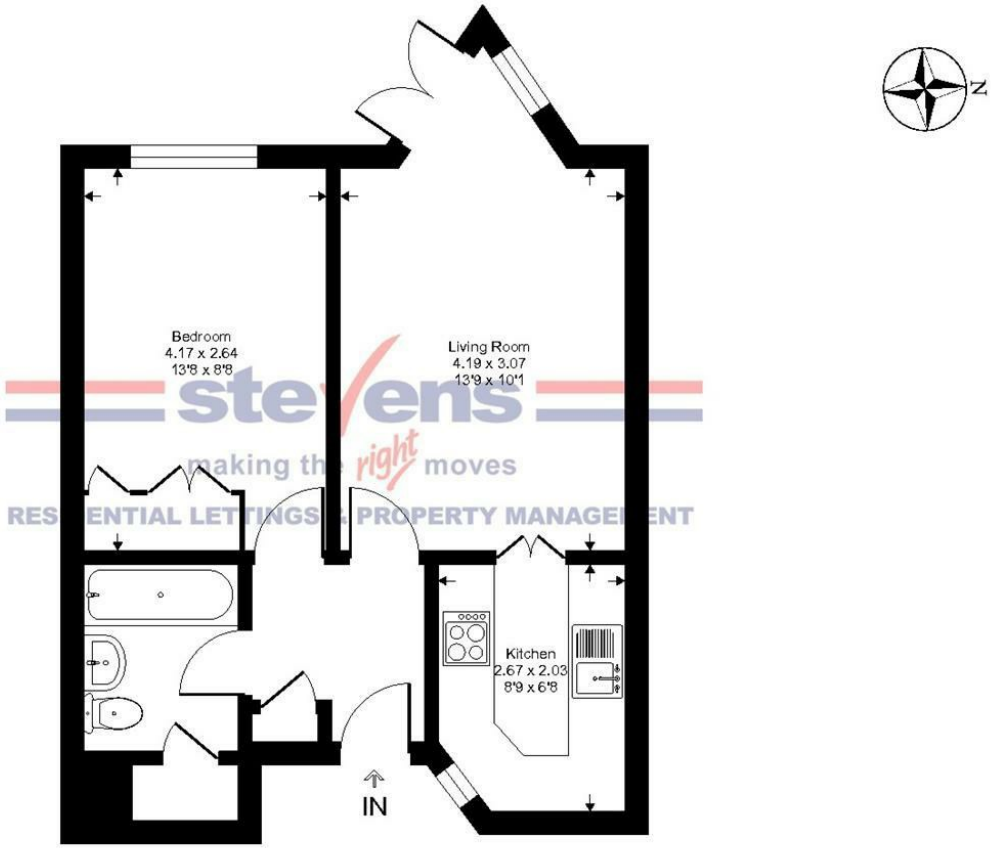
The property is heated via communal heating.

Property Information
Council Tax Band B: £1641.77 2025/2026
Utilities: Mains Gas & Electric. mains water & sewerage
Parking: Communal Parking
Broadband: Standard 17 Mbps, Superfast 60 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.

Rayner Court, BN5

Approximate Gross Internal Area = 40.7 sq m / 439 sq ft

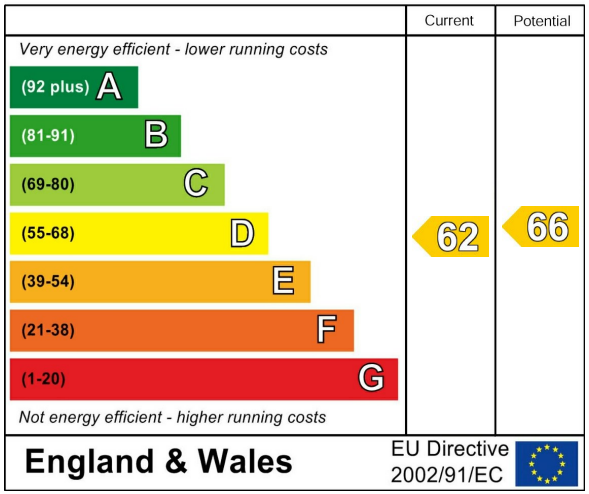


stevens
making the right moves
RESIDENTIAL LETTINGS & PROPERTY MANAGEMENT

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.

Copyright Casaphoto Ltd. 2025 - Produced for Stevens

Energy Efficiency Rating



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

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK
rightmove find your happy
THE GUILD OF PROFESSIONAL ESTATE AGENTS GUILDPROPERTY.CO.UK