



**15 Springhills
Henfield, West Sussex BN5 9EG
Asking Price £265,000 Leasehold**

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ESTATE AGENTS

A One Bedroom Ground Floor Apartment Situated in an Envious Position with Far Reaching Views of the South Downs. The Property is Offered with No-On Going Chain.

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

Springhills was built approximately 39 years ago with an age restriction of over 55. The accommodation comprises entrance hall, bright and spacious south facing sitting/dining room with a double-glazed French door leading to a small patio area. Well-fitted kitchen, double bedroom and large 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.

Agents Note

85 years remaining on the lease.

Property Information

Council Tax Band B: £1,850.34 2025/2026

Utilities: Mains Electric. Mains water & sewerage

Parking: Communal Parking

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

Mobile: Good coverage (OFCOM checker)

Property Misdescription Act 1991

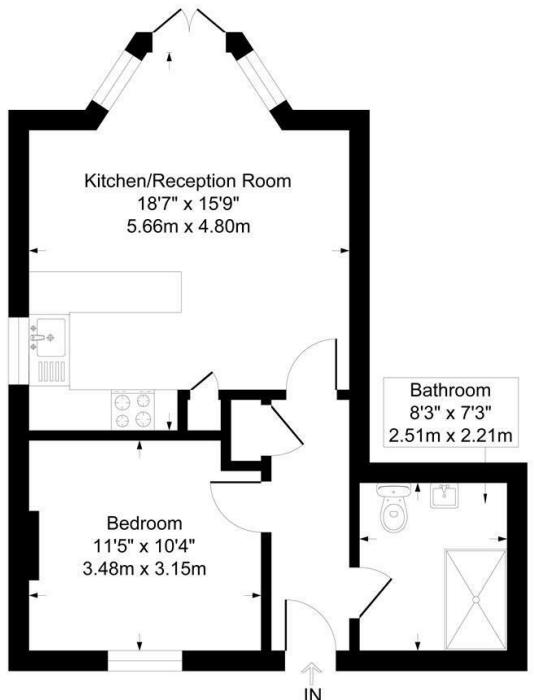
Although every effort has been taken in the production of these particulars, prospective purchasers should note:

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.

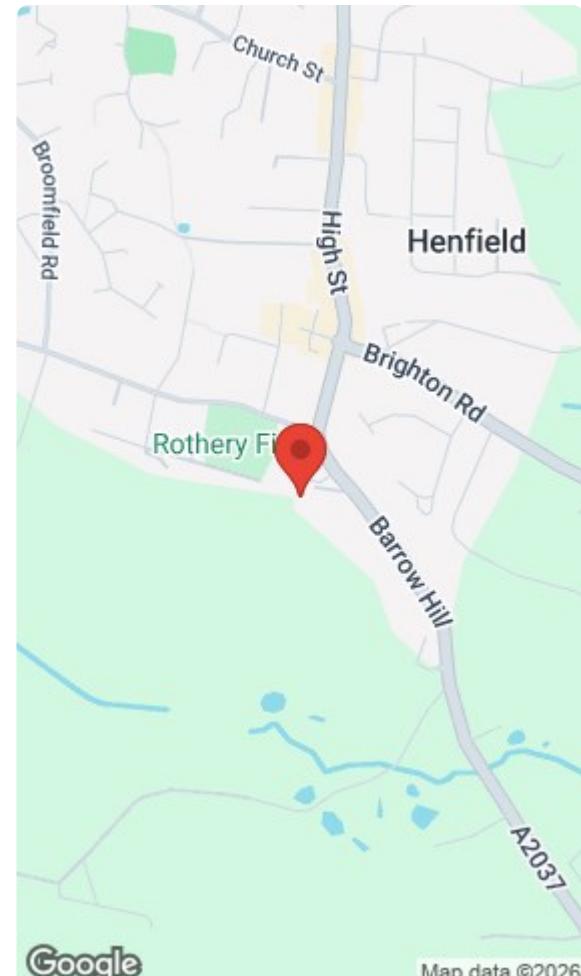




Approximate Gross Internal Area
492 sq ft - 46 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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

