



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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68B Wantley Hill Estate  
, Henfield, BN5 9JT

Guide price £250,000

Leasehold Council Tax Band B



James & James Estate Agents are delighted to offer this beautifully presented, first floor, TWO DOUBLE BEDROOM GARDEN FLAT situated in Henfield.

In brief, the accommodation comprises entrance hall, spacious West facing lounge, two double bedrooms, kitchen breakfast room, bathroom and separate WC. Externally there is a spacious private garden, West facing balcony and off road parking for two vehicles.

Situated in Wantley Hill Estate, the property is just a short walk to Henfield village which boasts a variety of local shops, pubs and essential amenities.

### ENTRANCE

Entrance Hall

Lounge

14'3 x 10'9 (4.34m x 3.28m)

Kitchen

9'9 x 9'9 (2.97m x 2.97m)

Bedroom

13'6 x 9'6 (4.11m x 2.90m)

Bedroom

10'6 x 9'6 (3.20m x 2.90m)

Bathroom

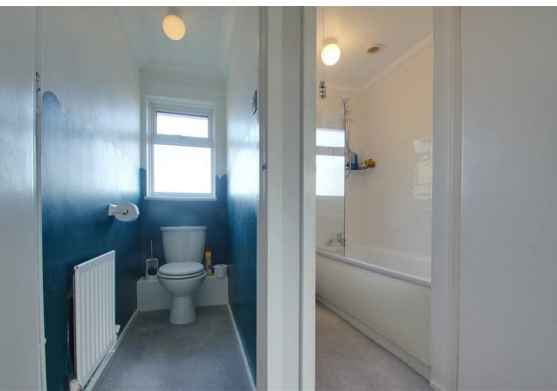
WC

### OUTSIDE

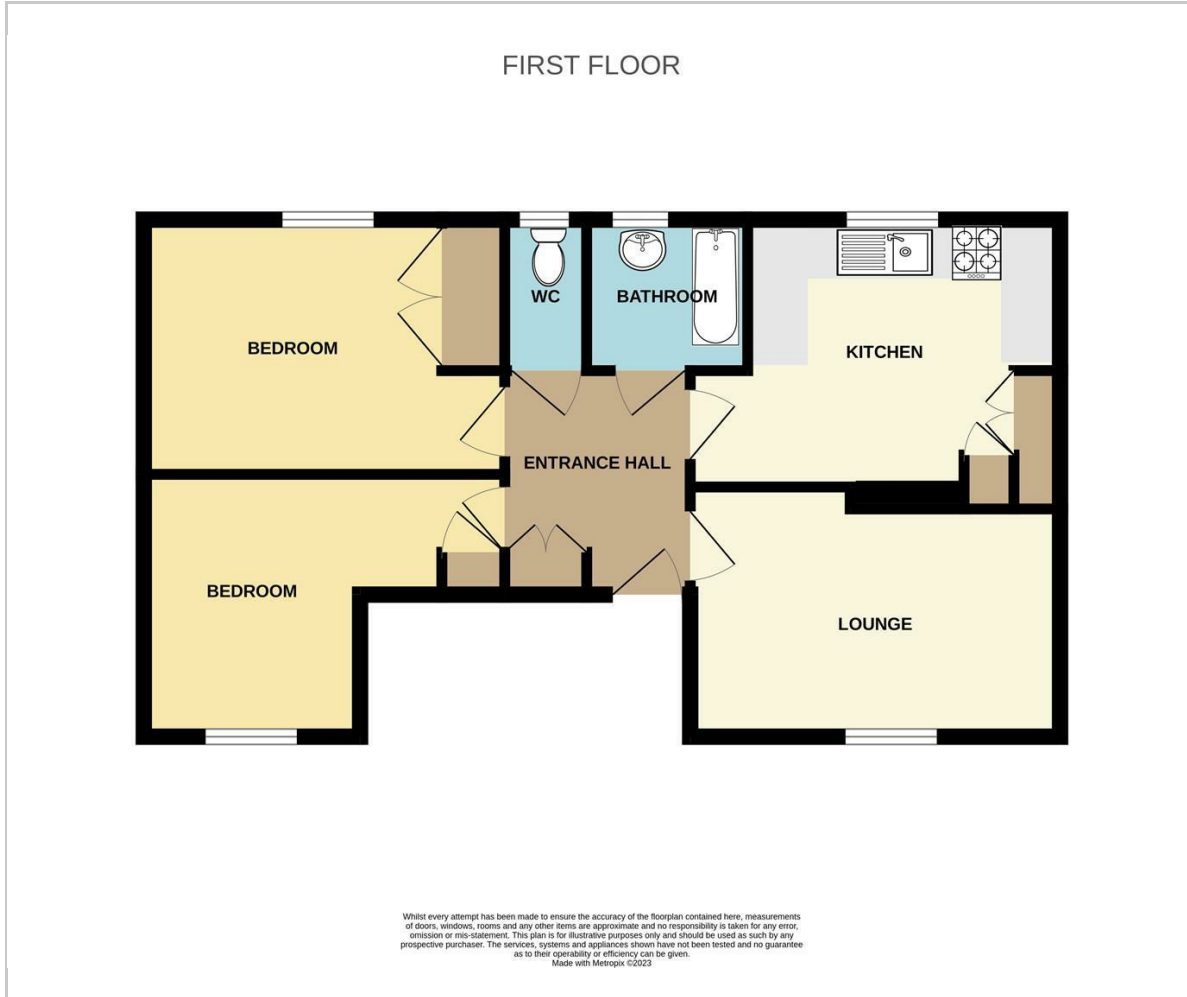
Private Rear Garden

Two Parking Spaces





## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

