



Sitting/Dining Room



Kitchen



Bedroom 1



En-Suite



Living Room/Bedroom 2



Landing/Study Area



Wet Room



Front Outlook



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**18 FAREBROTHERS, CHURCH STREET,  
WARNHAM, WEST SUSSEX, RH12 3DZ**  
**PRICE £225,000 LEASEHOLD**



A modern warden assisted “cottage”, specifically designed for occupants aged 60 years and above and situated in the heart of this picturesque Sussex village approximately three miles north-west of Horsham. The property affords excellent room sizes throughout and features a large entrance hall off which is a ground floor bedroom which has an adjacent cloaks/shower wet room. There is also a decent sized living room with patio doors out to a patio area and communal garden, and a well appointed kitchen with integrated appliances and granite work tops. Upstairs there is a large landing area suitable for use as a home office/study and there is the master bedroom with an en suite bathroom. Other benefits include a gas fired heating system and sealed unit double glazing. This property is offered with no onward chain and viewings are strongly recommended.

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SITUATION

Warnham village offers a selection of amenities including a village shop, a well patronised butchers, café, hairdressers, a beautiful church, allotments, two popular public houses and a village hall which are all within walking distance. The bus services run regularly to both Horsham and Dorking. There is easy vehicular access to the A24 and A264, subsequently leading to the M23 and motorway network and there is a Mainline railway station within a short drive which forms part of the Dorking line. Horsham town centre with its comprehensive range of facilities including mainline railway station, shops, restaurants, public houses, sports centre and cinema is approximately 3 miles distant.

DIRECTIONS

Leaving Horsham on the Warnham Road, proceed to the roundabout (Warnham Road Roundabout) and take the second exit onto Robin Hood Lane. At the end of this lane turn right onto Bailing Hill which will in turn take you into the village of Warnham, into Church Street and Farebrothers is located on the left opposite St Margaret’s Church.

The accommodation with approximate measurements is as follows:-

Steps and a ramped access to the partly glazed **Front Door** to

Entrance Hall

With staircase (currently fitted with a stairlift) rising to the first floor, radiator, electricity fuse box, emergency pull cord, digital thermostat for heating control, mains smoke alarm, door to the under stairs storage cupboard, door to

Downstairs Cloaks/Shower Wet Room - 6’10 x 6’2

With fully tiled floor and with a mosaic effect tiling around the wet shower area and with a Mira thermostatic mixer shower with adjustable rail and soap tray, close-coupled w.c., pedestal wash hand basin with tiling above, shaver point, radiator, extractor fan and emergency pull cord.

Living Room/Bedroom 2 - 13’9 narrows to 9’8 x 11’5

With a double glazed front aspect window enjoying pleasant outlook to the main building and the garden room, emergency pull cord, radiator, television point. This room is currently used as a living room/bedroom (the bed tucked neatly into the recess area not visible on the photo)

From the **Entrance Hall**, further door to

Sitting/Dining Room - 17’ x 11’5

With sliding double glazed door which leads out to an adjoining patio area and communal rear garden. Television aerial point, radiator, emergency pull cord, two wall light points, door to the

Luxury Kitchen - 10’4 x 6’10

Having been very well fitted in an attractive oak style range of eye and base level storage cupboards with granite working surfaces with up-stands and with an under-hung Franke 1/12 bowl sink with chrome contemporary mixer tap, built in Neff electric oven with 4-burner gas hob over and with Neff canopied style filter hood and with tiled splashback, integrated fridge and freezer, cupboard disguising the Ideal gas fired boiler providing the heating and domestic hot water, counter top lighting and halogen spot lighting, radiator, emergency pull cord.

From the **Entrance Hall** the staircase rises to the

Large First Floor Landing - approximately 10’1 x 8’7

We feel that this area could be utilised as a home office or indeed dressing area, if required. There is an attractive sloping ceiling with a double glazed skylight, radiator, and an eaves style storage area, mains power smoke alarm, door to the

Master Bedroom - 12’5 x 9’10 plus 6’ x 4’5 dormer area

With a double glazed front aspect window with radiator and adjacent television point, generous wardrobe with double doors, emergency pull cord, access to the remainder of the loft space, door to the

En-Suite Bathroom - 9’9 x 6’9

A very generous space and fitted with a luxury white suite of enclosed panelled bath with hand grips and mixer tap with hand held shower attachment, pedestal wash hand basin, low level w.c., radiator, attractive sloping ceiling with double glazed skylight, spot lighting, extractor fan, shaver point. emergency pull cord.

OUTSIDE

Within the development there are lovely well maintained communal gardens. Adjacent to the property at the rear is a patio area which although not privately allocated to the property, does provide a very pleasant area to sit out, as indeed do most of the attractive communal gardens. There is a communal parking area situated to the front and there is also a Residents’ Garden, a Resident’s Garden room and laundry room. To the side of the property, the current owner has erected a useful Timber Garden Shed.

TENURE

Leasehold - A new 99 year lease will be granted to the purchaser(s).  
Service Charge - £4916.21 for the financial year ending 30th November 2022.

**Agent's Note:** We advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

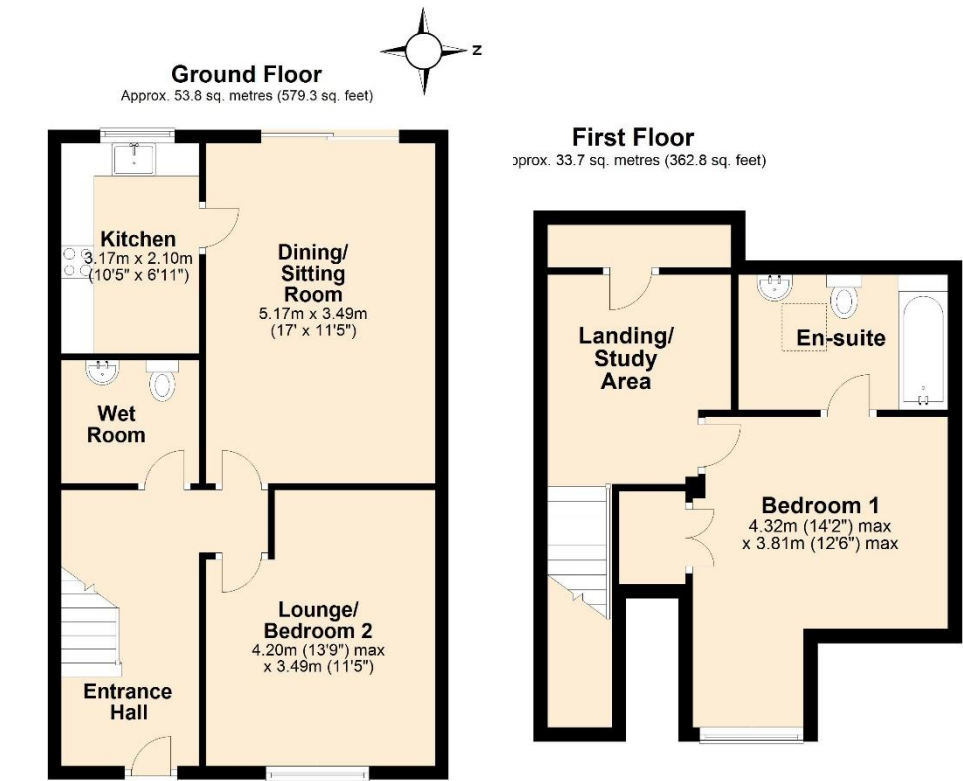
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Side view with shed



Rear patio and communal garden



Total area: approx. 87.5 sq. metres (942.1 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

