



27 Stanford Orchard  
Warnham, Horsham, West Sussex RH12 3RF  
Price £230,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# 27 Stanford Orchard, Warnham, Horsham, West Sussex RH12 3RF

Courtney Green are delighted to offer for sale this exceptional second-floor two-double bedroom flat which was built in the 1980s and designed for the discerning over 60's. Conceived as a retirement scheme, Stanford Orchard offers a more independent lifestyle but does have a Resident's Site Manager. This particular apartment is one of the larger-sized units and enjoys well-sized rooms, and the accommodation comprises an entrance hall, a principal bedroom with an en-suite shower, a second double bedroom with built-in furniture and a main bathroom. There is a lovely, fitted kitchen with built-in appliances and a generous reception room with an open outlook to the main courtyard. The property has the added advantage of a garage situated nearby. In addition, there is a residents' and visitors' car park and well-maintained communal grounds.

**SITUATION:** Warnham village offers a selection of shops including a convenience store, well-patronised butchers, Church and two popular public houses. Horsham town centre with its comprehensive range of facilities including mainline railway station, shops, restaurants, public houses etc is approximately 3 miles distant. There is easy vehicular access to the A24 and A264 subsequently leading to the M23 motorway network and there is a mainline railway station within a short drive which forms part of the Dorking line. There is also a regular hourly bus service (Metro Route 93) into Horsham.

## OTHER ATTRACTIONS OF LIVING IN WARNHAM

- There is a well-stocked convenience store, a hairdresser, and a first-class butcher in the main street.
- There is a popular Gym on the main street which, amongst other activities, offers Pilates and exercise sessions for seniors.
- There is a reliable bus service (10 minutes journey) to Horsham every hour giving access to Sainsburys, Waitrose and John Lewis, and the usual high street shopping. There is also a bus from Warnham to Dorking every hour during the day
- The village is generally a quiet and safe environment, with a relatively low crime rate.
- St. Margaret's Church is active and friendly and promotes many village activities for the Warnham community as a whole.
- The village is blessed with a myriad of walking paths in the lovely countryside surrounding Warnham. The air is fresh and unpolluted.
- There are two well-patronised pubs in the village offering meals and drinks.
- Apart from the lovely village green there is a cricket ground across the road from Stanford Orchard with games played most Saturdays during the season
- The 100-year-old Warnham Club (formerly the Comrades Club), adjacent to Stanford Orchard, is available for membership at a very small cost offering fellowship, pub facilities and a number of table games.

The accommodation with approximate room sizes comprises:

### Main Entrance Door to

### Secure Entrance Lobby

With entry-phone system and letterboxes. Security entrance door to

### Communal Entrance Hall

With staircase and lift to all floors

### Second Floor Landing

Private Front Door to apartment

### Entrance Hall

With night storage heater, shelf over, coved ceiling, cloaks cupboard, airing cupboard housing the hot water cylinder.

### Living/Dining Room

A large L-shaped room with double-glazed front aspect overlooking the courtyard, ornate fireplace with log-effect electric fire, two night storage heaters, TV point, and telephone point.

### Kitchen

Double-glazed side aspect. Fitted with a range of base and wall-mounted cupboards and drawers with complimenting worktop surfaces having coloured ceramic tile splashback and incorporating a 1 1/2 bowl sink unit with chromium monobloc tap, De Dietrich touch control induction hob with a filter hood over, high-level double oven, space and plumbing for a washing machine, and spaces for additional appliances, pelmet lights.

### Bedroom 1

Double-glazed side aspect, double width wardrobe cupboard, display shelving, night storage heater with shelf over, TV point. **En-Suite Shower Room** With vanity shelf with a back-to-wall W.C, pedestal wash hand basin with chrome mixer taps and tiled splashback, mirror and shaver-light over, corner shower cubicle with an Aqualisa shower control, wall bracket and hand shower, white wall-mounted towel warmer and fan heater, part tiled walls, electric fan heater.

### Bedroom 2

Double glazed front aspect, range of built-in bedroom furniture incorporating bedside chests of drawers, wardrobe cupboards and tallboy, electric wall mounted convector heater.

### Bathroom

Comprising a quadrant bath with mixer tap, Aqualisa shower control with wall bracket and hand shower, wide vanity a back-to-wall W.C, mirror with light and cabinets on either side, vanity unit with inset wash hand basin, chromium mixer tap, cupboard under, white wall mounted towel warmer, shelved cupboard, electric fan heater.

### OUTSIDE

Garage is situated through the courtyard archway on the right-hand side and is the first one on the left. The garage has power and it's own electricity meter. There are well-attended communal gardens with various seating areas surrounding the buildings and non-allocated spaces for residents and visitors in the car park.

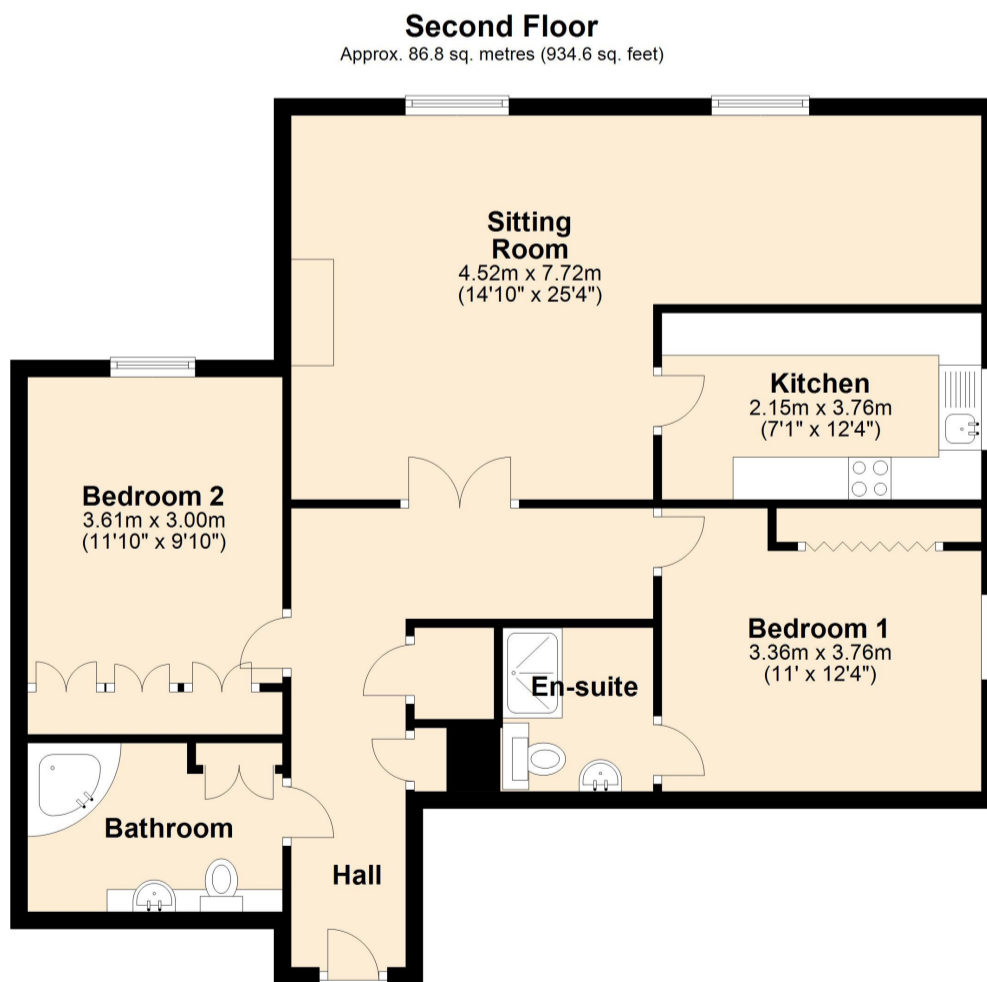
### TENURE

- Leasehold - The incoming purchaser will be granted a new 99 years Lease.
- Maintenance Charge - For the year 1st Dec 22 to 30th Nov 23, the service charge is £3796.59
- Ground Rent - We understand the current ground rent is £55 p.a

### Council Tax Band— E

Ref: 23/5452/18/08

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Total area: approx. 86.8 sq. metres (934.6 sq. feet)

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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		