



23 Stanford Orchard  
 Warnham, West Sussex  
 Guide Price £159,950 Leasehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent



# 23 Stanford Orchard, Warnham, West Sussex RH12 3RF

Courtney Green are pleased to offer for sale this one to two bedroom first floor flat, specifically designed for those aged 60 years and over, and situated in this pleasant Sussex village about three miles to the north of Horsham. There is a lift and staircase to all floors and the flat features spacious living accommodation with a pleasant easterly outlook overlooking the communal gardens. The accommodation comprises an entrance hall with storage cupboards, kitchen with built-in appliances, sitting room with interconnecting door that leads to the dining room/bedroom 2. There is a very generously proportioned master bedroom with en suite shower room and a modern fitted bathroom. The windows are sealed unit double-glazed and heating is all electric. The property is offered for sale with the benefit of no forward chain and viewings are strongly recommended by the vendors sole agents, Courtney Green.

## SITUATION:

Warnham village offers a selection of shops including a convenience store, well patronised butchers, church and two popular public houses. Warnham station is within a short drive and provides a service to London via the Dorking line. There is easy vehicular access to the A24 and A264 subsequently leading to the M23 and motorway network. 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. 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.

### First Floor Landing

With private Front Door to

### Entrance Hall

Shelved cupboard, night storage heater, airing cupboard and entry-phone.

### Sitting Room

Twin double glazed rear aspect, ornate fire surround with marble hearth, twin satellite cable and t.v. aerial point, telephone point, coved and textured ceiling. Double doors to

### Dining Room/Bedroom 2

Double glazed rear aspect, wall mounted convector heater.

From the **Sitting Room** an opening leads to the

### Kitchen

Fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a 1½ bowl sink with monobloc tap, Creda Plan electric hob and filter over, Creda Plan double oven, space and plumbing for washing machine, tiled walls, Dimplex floor heater.

### Master Bedroom

Double glazed, double aspect to the side and rear, dado rail, night storage heater and convector heater, telephone point, two triple width wardrobe cupboards, coved and textured ceiling.

### Ensuite Shower Room

Low level w.c. with vanity shelf over, pedestal wash hand basin with chromium mixer tap and tiled splashback, mirror and shaver point/light, Greenwood airvac extractor fan, shower cubicle with chromium Aqualisa thermostatic control, tiled walls, wall bracket and hand shower, concertina shower screen.

### Bathroom

Fitted with a modern suite of panelled bath with chromium mixer tap and shower attachment, pedestal wash hand basin, back to the wall w.c., vanity shelf, mirror and shaver point/light, chromium towel warmer, Greenwood airvac extractor fan

### OUTSIDE

#### Communal Grounds

Surrounding the building are various well tended communal grounds

#### Parking

There is a residents' and visitors' car park to the front of the property.

### TENURE

Leasehold - We understand the incoming purchaser will be granted a new 99 years lease. Maintenance Charge - £2021.78 half yearly from 01/12/2023 to 31/05/2024 and £2021.78 from 01/06/2024 to 30/11/2024. Ground Rent - £50 per annum.

### Agent's Notes:

1. Each flat is equipped with an emergency call system which alerts any emergencies to the Warden whilst on duty or reverts to a call centre outside of hours.
2. We strongly 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 in good faith, but we have not had sight of any formal documentation relating to the above.
3. We are advised that prospective purchasers will be required to complete an approval process to confirm they are a qualifying purchaser which will include completion of a RLHA application form. The issue of a comprehensive Purchase Information Pack by RLHA and an interview with the Estate Manager on site. There is a one-off fee of £150 (plus v.a.t.) for the associated administration, which is non-refundable.

### Council Tax Band— E

Ref: 21/4974/01/03/rev/20/01

**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.



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>		
(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			
		79	81