



31 Stanford Orchard  
 Warnham, West Sussex, RH12 3RF  
 Guide Price £195,000 Leasehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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

A generously proportioned top floor two bedroom apartment in this highly regarded development specifically designed for occupancy by persons over 60 years of age. The village centre of Warnham itself is just one hundred yards or so walking distance and provides a general store, butchers shop, the Parish Church and two well patronised public houses, whilst the surrounding countryside is also within easy reach. The main town shopping centre of Horsham is approximately three miles away to the southeast, and is easily accessible by a regular bus service. For peace of mind there is a resident House Manager and along with an entry phone system and a passenger lift to the upper floors, Stanford Orchard provides a safe and secure "lifestyle" option for the discerning purchaser. This apartment is offered with 'no ongoing chain'.

## OTHER ATTRACTIONS OF LIVING IN WARNHAM

- There is a well-stocked convenience store, a hairdressers, and a first class butchers shop 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 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 drink.
- 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.

## Main Communal Entrance to

**Secure Entrance Lobby** With entry phone system and lockable letter boxes, security entrance door to

**Communal Entrance Hall** With staircase and lift to all floors.

## SECOND FLOOR

Landing with private **Front Door** to No. 31.

**Entrance Hall** With security/entry phone handset, power points, night storage heater, built in storage cupboard and an airing cupboard having the factory insulated hot water cylinder and immersion heater.

**Lounge/Dining Room** Twin double glazed side aspect. With two storage heaters, telephone point, television aerial point, door to

**Kitchen** Double glazed rear aspect. With a good range of rolled edge working surfaces with fitted drawers and cupboards below and space and plumbing for washing machine, also further appliance space (for fridge and/or freezer), there is an inset one and a half bowl sink unit and drainer, fitted Creda four ring electric hob with fan and light above and adjacent double oven with further storage cupboard below, eye level wall storage cupboards, various power points and some wall tiling, pelmet lighting.

**Bedroom 1** Double glazed side aspect. With storage heater, built in double width wardrobe cupboard with fitted rail and shelf. Telephone point, T.V point. Door to

**En-Suite Shower Room** With some wall tiling and suite comprising; enclosed shower cubicle with 'Aqualisa' thermostatic power, pedestal wash hand basin, low level W.C., with enclosed cistern, fitted electric chromium towel rail and Dimplex wall heater. Wall light/shaver point, extractor fan.

**Bedroom 2** Double glazed side aspect. With one single door and one double door to wardrobe unit with fitted shelves and rail, Dimplex wall heater.

**Bathroom** With some wall tiling and suite comprising; panel enclosed bath with mixer taps and hand shower attachment, pedestal wash hand basin, low level W.C. with enclosed cistern. Fitted electric/chromium towel rail, fitted Dimplex wall heater, wall light/shaver point, extractor fan.

## OUTSIDE

Surrounding the buildings are various well tended communal gardens and there is non allocated parking to the front of the building.

## TENURE

Leasehold - We understand that the incoming purchaser will be granted a new 99 year lease. Service 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 - Currently £50.00 per annum. Council Tax Band C

## 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.

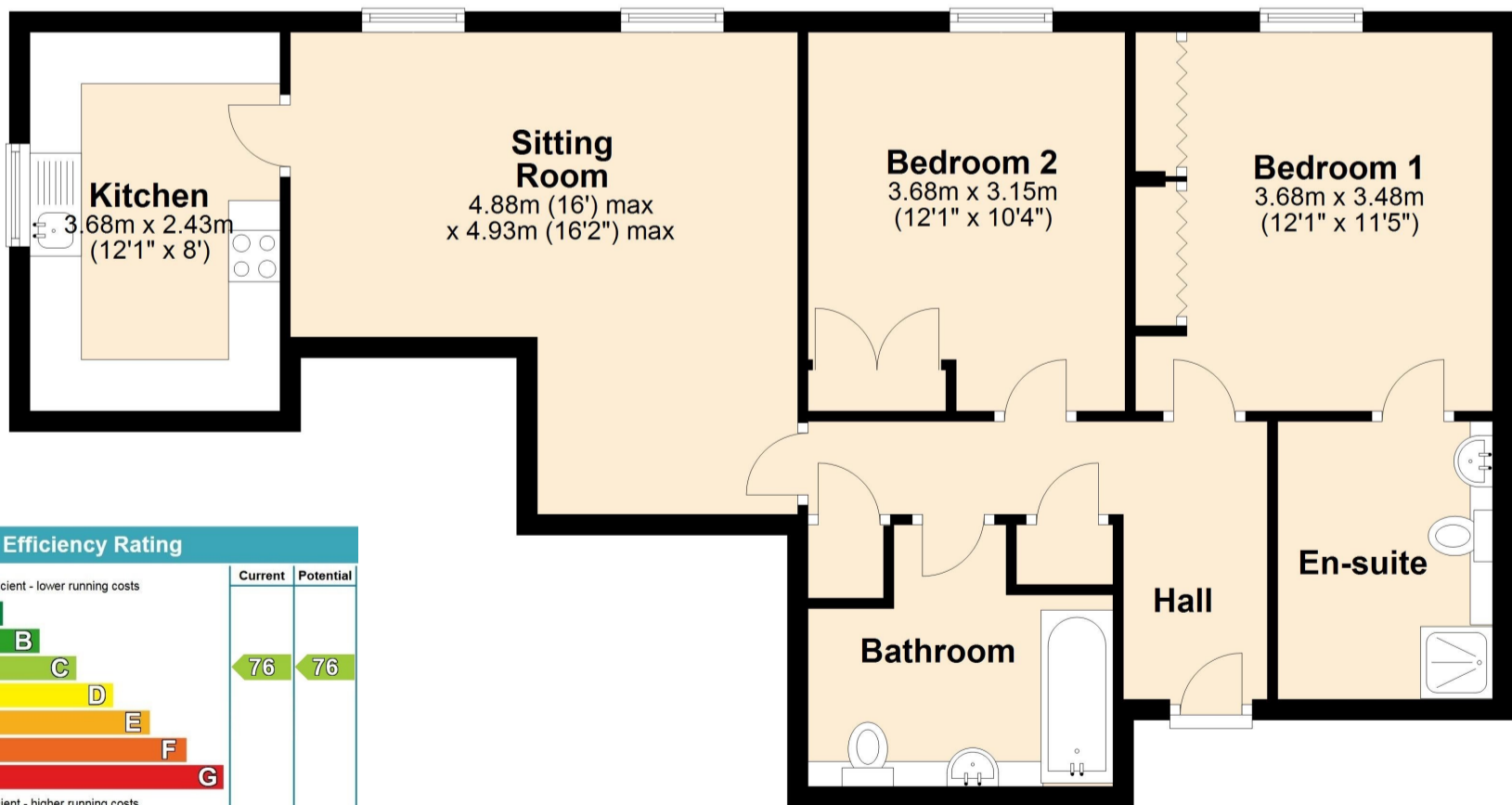
## Council Tax Band— E

Ref: 22/5294/16/11rev07/23

**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.

## Top Floor

Approx. 75.1 sq. metres (808.9 sq. feet)



Total area: approx. 75.1 sq. metres (808.9 sq. feet)

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

