



1 Stanford Orchard  
 Warnham, Horsham, West Sussex RH12 3RF  
 Price £235,000 Leasehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent



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

Courtney Green are delighted to offer for sale this attractive two bedroom end of terrace leasehold house, specifically designed for the over 55's and situated in the pleasant west Sussex village of Warnham, approximately three miles to the north of Horsham. The property features good-sized accommodation throughout and briefly comprises, on the ground floor, an entrance hall, a kitchen with built-in appliances, and a double-aspect living/dining room with direct access to a raised patio overlooking communal gardens. On the first floor is a principal bedroom with built-in wardrobes and an en suite shower room, a second bedroom with built-in wardrobe and the main bathroom. The property benefits from double-glazed fittings and heating is provided by electric night storage and convector heaters. To the rear, the property features a private raised patio garden with railings, and there is a single garage in a block opposite. This well-looked-after development has a residential scheme manager and viewings are strongly recommended by the vendors' sole agent, Courtney Green.

## SITUATION:

Warnham village offers a selection of shops including a convenience store, well-patronised butchers, church, seniors' club, W.I., flower club, two popular public houses and a mainline station. Horsham town centre with its comprehensive range of shopping, sporting and leisure facilities as well as mainline railway station is approximately three miles distance. There is easy vehicular access to the A24 and A264 which subsequently leads to the A23/M23/Gatwick and the motorway network

The accommodation with approximate room sizes comprises:

## Front Door to

## Entrance Hall

Night storage heater, meters cupboard.

## Kitchen

Double glazed front aspect, fitted with a range of base and wall mounted cupboards and drawers in white with complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, a Hotpoint electric hob with a filter hood over, Hotpoint eye level double ovens, pelmet lighting, part tiled walls, space and plumbing for washing machine.

## Living/Dining Room

Double-glazed double aspect to the side and rear with double-glazed French doors to the raised patio garden. Feature ornate fires surround with a marble hearth, electric coal effect fire, understairs cupboard, two night storage heaters.

From the Entrance Hall the staircase rises to the

## First Floor Landing

With night storage heater, access to loft space, airing cupboard with hot water cylinder, electric heater, light and slatted shelving.

## Principal Bedroom

With double-glazed front aspect, double width wardrobe cupboard

## Ensuite Shower Room

With frosted double-glazed front aspect, pedestal wash hand basin with chromium mixer tap, shower cubicle with Aqualisa shower thermostatic shower control, hand shower and bracket, w.c. with concealed cistern, part tiled walls, shaver light, electrically heater chromium towel warmer, electric wall heater.

## Bedroom 2

With double-glazed rear aspect, electric convector heater, and wardrobe cupboard.

## Bathroom

Frosted double-glazed rear aspect, fitted with a panelled bath with chromium mixer tap and shower attachment, pedestal wash hand basin with chromium mixer tap, w.c. with concealed cistern, part tiled walls, shaver/light and mirror, electrically heated chromium towel warmer, wall heater.

## OUTSIDE

Immediately to the rear of the property there is an enclosed raised patio garden with paved patio and balustrade.

## Single Garage

Situated directly opposite the property with up-and-over door. (Separate lease)

## TENURE

**Leasehold** - The incoming purchaser will be granted a new 99 years Lease.

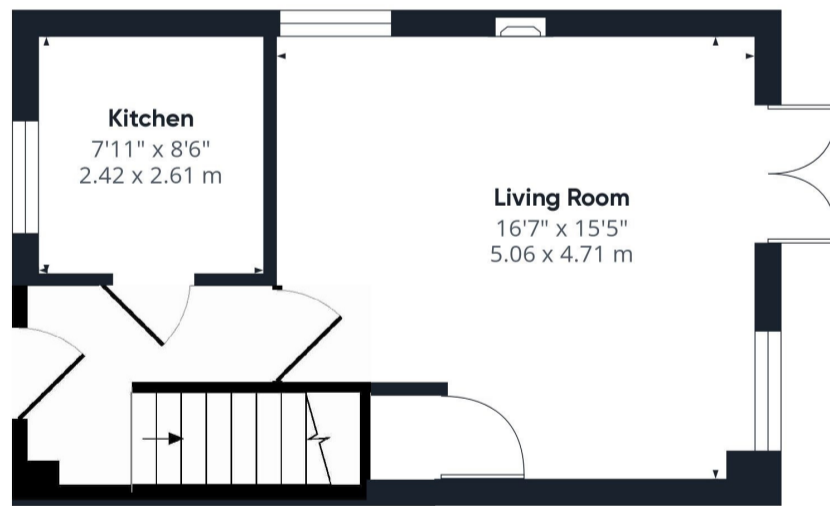
**Maintenance** - £4043.56 per annum

**Ground Rent** - From March 2015 - £85.00 per annum to include the garage

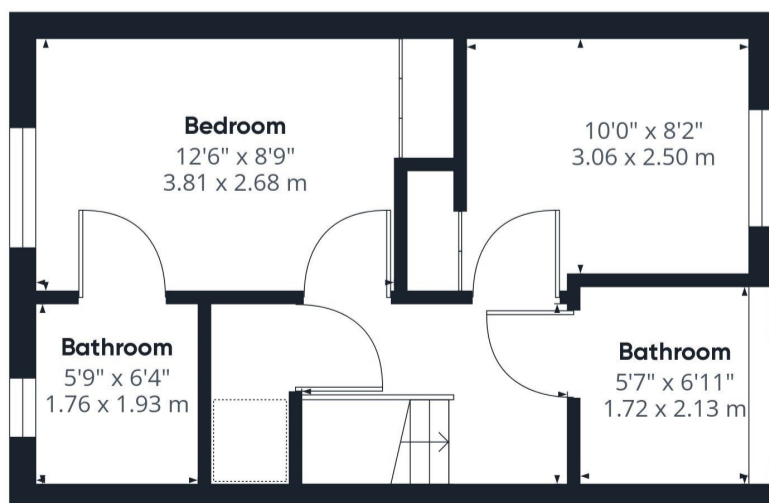
**Council Tax Band**— E

**Ref:** 24/5609/10/05

**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.

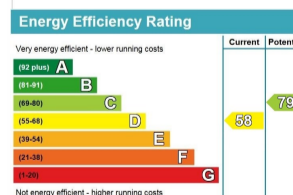


Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
659.04 ft<sup>2</sup>  
61.23 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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