



**Church Street
Warnham, RH12 3DZ**

£160,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**



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2



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LOCATION

This well presented property is located within the heart of the sought after village of Warnham. This quintessential English village boasts a village store, primary school, two public houses and station, which provides links to London and can make it ideal for commuting. Horsham's busy town centre can be found just 2 miles south of the village, offering a wide variety of national chain and independent shopping facilities, including a large John Lewis and Waitrose store, along with a vibrant restaurant and cafe culture.

PROPERTY

This expertly designed 2 double bedroom apartment is located on the 2nd floor of this stunning former Victorian Rectory. The property boasts generously proportioned rooms throughout, enhanced by charming sloping ceilings that give the living space character and allure. Accessible via stairs or an electric stairlift, the accommodation comprises an inviting entrance hall, two spacious bedrooms, a modern shower room, and a generously sized Kitchen/Dining/Sitting room. Additional features include a reliable gas radiator heating system and efficient sealed unit double glazing. A picturesque communal garden area and a dedicated residents' car park add to the property's appeal, there is also an allotment area which is available for all residents use. The development is professionally managed by RLHA and overseen by a part-time on-site Scheme Manager. For added peace of mind, a 24-hour Careline system is in place. This property is ready for immediate occupancy, and we highly recommend scheduling a

viewing to fully appreciate its many attributes.

OUTSIDE

Surrounding the various buildings are attractive and established communal gardens with pathways leading around the building. There is also a residents' garden room adjacent to the residents' laundry where there are laundry appliances and a sink.

ADDITIONAL INFORMATION

Tenure: Leasehold - A new 99 year Lease will be granted to the purchaser

Maintenance Charge: For the period 1 December 2022 - 30 November 2023 estimated for the year £5069.23 to include buildings insurance and gas heating.

On-site manager Monday - Thursday 08:00-12:30

24 hour care-line.

Managing Agents: RLHA

RLHA has internal repairing obligations within each property.

AGENTS NOTE

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/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

1 minute walk



Shops

Village Store
1 minute walk



Trains

Warnham – 0.9 miles
Horsham – 2.7 miles



Airport

Gatwick
13.6 miles



Roads

M23
7.8 miles



Sport & Leisure

Warnham Gym
2 minute walk



Rental Income

£1,100 pcm
Rental Yield – 8%



Schools

N/A



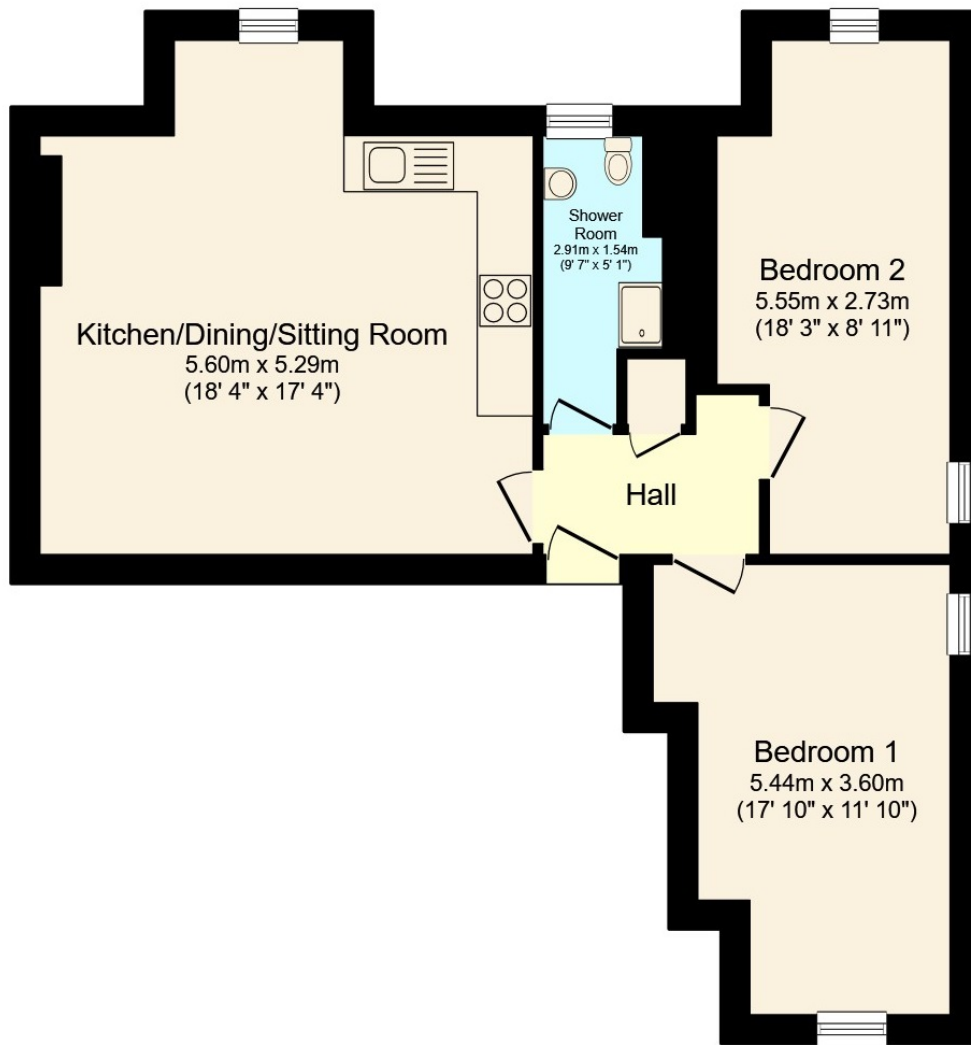
Broadband

Up to 67 Mbps

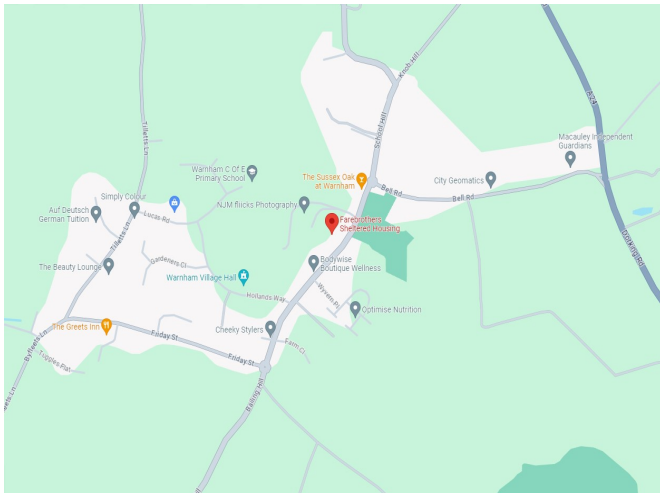


Council Tax

Band B



Map Location



Total Approximate Floor Area
657 sq ft / 61 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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2-6 East Street, Horsham, West Sussex, RH12 1HL

