



Kitchen



Living Room



Living Room



Bedroom 1



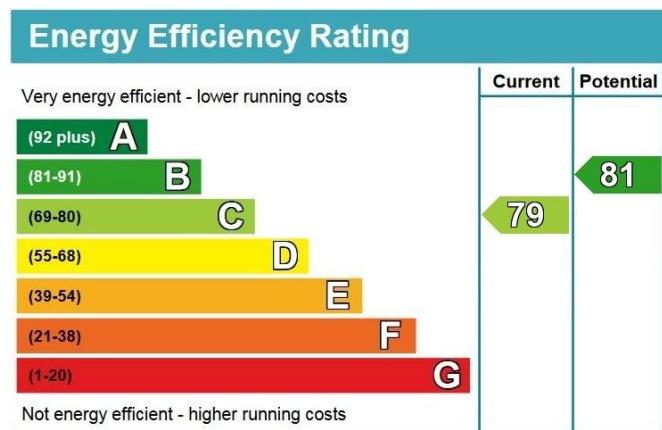
Bedroom 2



En-Suite



Bathroom



EPC



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent



Sales: (01403) 252222 • sales@courtneygreen.co.uk

Lettings: (01403) 252200 • lettings@courtneygreen.co.uk

Residential Management: (01403) 246170 • management@courtneygreen.co.uk

www.courtneygreen.co.uk

Draft Details for
**23 STANFORD ORCHARD, WARNHAM,
 WEST SUSSEX, RH12 3RF**
PRICE £159,950 LEASEHOLD



Courtney Green are pleased to offer for sale this one to two bedroom first floor apartment, 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 apartment 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.

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



Registered Office: 25 Carfax, Horsham, West Sussex RH12 1EE • Registered in England No. 06982015 VAT Reg No. 492 3629 21

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 16' (4.87m) x 10'11 (3.32m) max.

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 9'9 (2.97m) x 8'9 (2.66m).

Double glazed rear aspect, wall mounted convector heater.

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

Kitchen 8'3 (2.51m) x 7'10 (2.39m).

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 15'11 (4.85m) narrowing to 10'7 x 13' (3.96m) plus door recess.

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 - £3796.59 for the year ending 30th November 2023.

Ground Rent - £50 per annum.

Council Tax Band - E

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.



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

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.