



18 Stanford Orchard  
 Warnham, West Sussex, RH12 3RF  
 Guide Price £200,000 Leasehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent



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

Courtney Green are delighted to offer for sale this particularly spacious ground floor luxury apartment, specifically designed for independent retirement living for the active over 60's and situated in this pleasant unspoilt Sussex village, about three miles to the north of Horsham. Warnham has its own shops including butchers together with two village pubs. The property features generous room sizes throughout and enjoys high ceilings which add to the sensation of space. The accommodation briefly comprises; entrance hall, large master bedroom with en-suite shower room, good sized second bedroom/dining room with connecting doors to the generous living room which also has a door out to an individual patio area which is open to the communal gardens. There is also a fitted kitchen and the main bathroom. All windows are sealed unit double glazed and the heating is all electric. The property is offered for sale with the benefit of no forward chain. Viewings are strongly recommended with the sole agents, Courtney Green.

**Secure Entrance Lobby** With entry phone system and letter boxes, security entrance door to communal entrance hall with staircase and lift to all floors.

**Ground Floor** Private entrance to No.18

**L-Shaped Entrance Hall** With entry phone handset, night storage heater, useful storage cupboard with hanging rail and wall mounted electricity fuse box, coved ceiling, airing cupboard housing large hot water storage tank and some shelving, doors to:

**Kitchen** 7'10 (2.39m) x 8'5 (2.56m) max. Fitted in an attractive oak edged range of eye and base level storage cupboards with drawers and contrasting oak effect working surfaces, inset 1½ bowl sink unit with mixer tap, built-in eye level Indesit electric double oven/grill, 4-ring Creda "Solarglo" ceramic electric hob with filter hood above and mirror effect back plate, further wall tiling, plumbing and space for washing machine, space for fridge/freezer, Dimplex kick space fan heater, florescent strip light.

**Sitting Room** 16' (4.87m) overall x 11'2 (3.4m) narrows to 9'5 With UPVC sealed unit double glazed window and door opening to the individual patio area which is open to the communal gardens, attractive ornamental fire surround with marble affect inset and hearth with electric fire, t.v./fm aerial point, telephone point, night storage heater with over-ride convector heater, coved ceiling. Double doors lead to the Bedroom 2/ Dining Room, open doorway to

**Master Bedroom** 15'11 (4.85m) plus door recess x 13'8 (4.16m) max  
A slightly 'L' shaped room, dual aspect with two UPVC sealed unit double glazed windows to the rear and one sealed unit double glazed window to the side, night storage heater with built-in over-ride convector heater, additional wall mounted electric panel radiator, double built-in wardrobe with concertina doors, t.v./fm point and telephone point, coved ceiling. Door to

**En Suite Shower Room** With a white suite comprising shower cubicle with melamine wall board (is easy to clean and more attractive than tiling) with fitted thermostatic mixer shower and concertina door, pedestal wash hand basin, w.c. with concealed cistern with some tiling and display recess, shaver light, extractor fan, electric chrome towel warmer.

**Bedroom2/Dining Room** 10' (3.05m) x 8'9 (2.66m) With double doors leading to the Living Room, rear aspect UPVC sealed unit double glazed window, wall mounted electric panel radiator.

**Main Bathroom** With a white suite comprising panel enclosed bath with hand grips and mixer tap with hand held shower attachment and three row tiling, pedestal wash hand basin, w.c. with concealed cistern and tiled splash back with display ledge above, shaver light, extractor fan, electric chrome towel warmer, wall mounted electric bar heater.

## OUTSIDE

**Patio Area** Accessed directly from the Sitting Room. The patio is paved, has space for table and chairs, tubs, etc. and opens to the well tended Communal Gardens which surround the apartments.

**Parking** There is non allocated parking to the front of the properties.

## TENURE

Leasehold - The incoming purchaser will be granted a new 99 year lease.  
Service Charge - £4043.56 for the year December 2023 to November 2024.  
Ground Rent - £50 per annum from March 2023.

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.

**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.

**Ref:** 24/5663/16/08



| 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 |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|   |         | EU Directive 2002/91/EC |



STANFORD ORCHARD WARNHAM HORSHAM WEST SUSSEX RH12 3RF  
TOTAL APPROX. FLOOR AREA 737 SQ.FT. (68.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2014