



13 Farebrothers

Church Street, Warnham, Horsham, West Sussex, RH12 3DZ

Guide Price £200,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to offer for sale this two bedroom single storey residence, located in the picturesque village of Warnham. Farebrothers is a development which is centred around the old vicarage and specifically designed for independent living for those aged 60 and over. Situated in the heart of the village, opposite the church, village store and butchers, the development was built in 1976 and facilities include a visiting scheme manager, emergency alarm system, and pleasant communal grounds with communal parking. The property has been modernised by the current owner and the accommodation comprises two bedrooms, a refitted kitchen with appliances, a luxury wet shower room, a spacious living/dining room with a door opening to a private, covered patio area and well-kept communal grounds. The property is double glazed and benefits from gas fired heating to radiators. Within the grounds there is a communal laundry room equipped with modern washing and drying facilities, and there is a communal sun lounge.

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

The accommodation with approximate room sizes comprises:

Recessed Porch
With UPVC double glazed front door.

Entrance Hall
With loft hatch, radiator, telephone point, airing cupboard, cloaks cupboard and storage cupboard.

Living/Dining Room
Double glazed rear aspect overlooking the communal garden, radiator, coved ceiling, T.V. aerial point, door to the patio area and communal gardens.

Kitchen
Double glazed front aspect, fitted with a modern range of base and wall mounted soft close cupboards and drawers in a light oak finish with complementing worktop surfaces incorporating a 1½ bowl single drainer stainless steel sink with chromium monobloc tap. Stainless steel gas hob with a concealed filter over, eye level Logic double oven and built-in Beko fridge/freezer, tiled walls, Ideal wall mounted gas fired boiler, down lighting.

Bedroom 1
With cupboard, double glazed rear aspect, radiator. Fitted bedroom furniture comprising a chest of drawers, double and single wardrobe cupboards with overhead storage cupboards, bedside drawers.

Bedroom 2
Double glazed front aspect, radiator, shelved cupboard.

Wet Shower Room
Wall mounted Mira electric shower unit, shower area with acrylic panelled walls with a wall seat, wall mounted cabinet, over, low level w.c., radiator, extractor.

OUTSIDE

Surrounding the property are delightful communal landscaped gardens. Within the grounds there is a Laundry Room with modern washing/drying facilities and a communal Sun Room.

TENURE

Leasehold - A new 99 years Lease will be assigned to incoming purchaser(s).
Service Charge - £4137.19 per annum.
Ground Rent - Nil.
Freeholders: Retirement Lease Housing Association.

Council Tax Band - C

Agent's 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 may not have necessarily 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.

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