



8 Warnham Court
Warnham, Horsham, West Sussex, RH12 3QF
Guide Price £380,000 Leasehold



**COURTNEY
GREEN**

Estate Agent • Letting Agent • Managing Agent

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Situated within 14 acres of communal parkland-style grounds is this luxurious first-floor apartment forming part of a stunning Grade II Listed Georgian Country House. Being well presented and with generous proportions throughout, the accommodation comprises a principal bedroom with an en-suite shower room, a second double bedroom and guest bathroom, a well-fitted kitchen/breakfast room with built-in appliances, and a good-sized living/dining room. Each principal room features wide sash-style windows overlooking the beautiful communal grounds to the front and far-reaching panoramic views. Warnham Court is approached along a private driveway that cuts through the communal grounds which are kept in immaculate order and allow residents plenty of opportunity to explore with seating areas to admire the landscape from. To the front of the building is a parking area which provides two allocated parking spaces for the apartment.

Warnham is a delightful West Sussex village situated close to the Surrey/West Sussex border and its beautiful countryside, and about 3 miles to the northwest of Horsham. There are excellent facilities locally including a convenience store, butchers, a Primary school, a health and fitness centre and two village Inns. Horsham provides comprehensive amenities and a mainline railway station to London and the railway network provides access to the M23 and Gatwick airport.

The accommodation comprises

Communal Covered Porch with security entry phone system to the main building with staircase and lift to the **First floor Level**.

Private **Front Door** to

Entrance Hall

Radiator, corner cupboard, airing cupboard with Heat Ray Sadia Megaflow hot water cylinder, cloaks cupboard, 4 wall uplighters.

Living/Dining Room

Deep bay front aspect, sash-style windows, tv/satellite/fm point, four wall light points, coved ceiling, two radiators.

Kitchen/Breakfast Room

Front aspect with sash-style windows. Fitted with a range of base and wall-mounted cupboards and drawers in light wood finish with complimenting worktop surfaces, ceramic tiled splashback, one-and-a-half bowl inset single drainer stainless steel sink with chromium monobloc tap. Smeg 5 ring stainless steel gas hob, De Dietrich stainless steel filter, eye level Indesit double oven, Panasonic microwave, integrated Bosch fridge/freezer, integrated Blomberg washing machine and integrated Smeg dishwasher. Pelmet lights, concealed Worcester gas-fired boiler, ceramic tiled flooring, radiator, extractor fan, and track spotlighting.

Bedroom 1

Deep bay front aspect with sash style windows, radiator, 3 wall lights, built-in double and single wardrobe cupboards, door to

En-Suite Shower Room

Oversized shower cubicle with chromium thermostatic shower control overhead shower unit. Roca pedestal wash hand basin with a chromium mixer tap, low level wc., half tiled walls, radiator, extractor fan, and coved ceiling.

Bedroom 2

Deep bay front aspect with sash style window, radiator, 4 wall light points, TV point.

Guest Bathroom

Fitted with a white suite comprising a panelled bath, with chromium mixer tap and shower attachment, wall bracket and hand shower. Low-level WC., pedestal wash hand basin with chromium taps, mirror over with vanity lights, shaver point, mirrored cabinet, radiator, half-tiled walls, extractor fan.

OUTSIDE

Two numbered allocated parking spaces to the front of the property together with visitors parking.

Communal Grounds

The property has delightful shared resources of stunning private parkland grounds which extend to some 14 acres or so, adjacent to the neighbouring Warnham Deer Park with far-reaching views over the surrounding countryside.

TENURE

Leasehold - 977 years remaining
Service Charge - £7261.17 from 01/01/2025 - 31/12/2025
Ground Rent - none payable

Council Tax Band E

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.

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 have not necessarily had sight of any formal documentation relating to the above.

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