



30 Stanford Orchard  
Warnham, West Sussex, RH12 3RF  
Guide Price £195,000 Leasehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent



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

Offered for sale with the benefit of no ongoing chain is this 2nd Floor flat, designed specifically for those aged 60 and over. Located within the prestigious Stanford Orchard development, within the village of Warnham, the property offers comfortable and spacious living space for those that enjoy independent living within a secure environment and with the security of an estate manager on site. The accommodation comprises a large principal bedroom with an en-suite shower room, second bedroom/dining room with direct access to a good sized sitting room, off which is a fitted kitchen. In addition there is a good sized guest bathroom. Within Stanford Orchard are very well maintained communal gardens with seating areas as well as non -allocated parking spaces at the front. **SITUATION:** The village centre of Warnham itself is just 100 yards or so walking distance and provides a general store, butchers shop, the Parish Church and two well patronised Public Houses whilst the surrounding countryside is also within easy reach. The market town of Horsham is approximately 3 miles distant to the South East and is easily accessible by a regular bus service.

## OTHER ATTRACTIONS OF LIVING IN WARNHAM

- There is a well-stocked convenience store, a hairdressers, and a first class butchers shop in the main street.
- There is a popular Gym on the main street which, amongst other activities, offers Pilates and exercise sessions for seniors.
- There is a reliable bus service (10 minutes journey) to Horsham every hour giving access to Sainsburys , Waitrose and the usual high street shopping. There is also a bus from Warnham to Dorking every hour during the day.
- The village is generally a quiet and safe environment, with a relatively low crime rate.
- St. Margaret's Church is active and friendly and promotes many village activities for the Warnham community as a whole.
- The village is blessed with a myriad of walking paths in the lovely countryside surrounding Warnham. The air is fresh and unpolluted.
- There are two well patronised pubs in the village offering meals and drink.
- Apart from the lovely village green there is a cricket ground across the road from Stanford Orchard with games played most Saturdays during the season.
- The 100-year-old Warnham Club (formerly the Comrades Club), adjacent to Stanford Orchard, is available for membership at a very small cost offering fellowship, pub facilities and a number of table games.

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

**Second Floor** Private entrance to No. 30

**L-Shaped Entrance Hall** With entry phone handset, electric 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.

**Sitting Room** With UPVC sealed unit double glazed window overlooking the communal garden to the rear. T.V/F.M aerial point, telephone point, electric heater. Door to the Bedroom 2/ Dining Room, open doorway to

**Kitchen** Fitted in an range of Shaker style eye and base level storage cupboards with drawers and contrasting working surfaces, stainless steel sink with mixer tap, ceramic tiled splashback, built-in eye level Indesit electric double oven, 4-ring Hotpoint halogen hob with filter hood above and ceramic tiled splashback, plumbing and space for washing machine, space for fridge/ freezer.

**Principal Bedroom** A slightly 'L' shaped room, UPVC sealed unit double glazed window to the rear, electric heater, double built-in wardrobe with concertina doors, t.v./fm point and telephone point. Door to:

**En Suite Shower Room** With a white suite comprising a recessed shower cubicle with melamine wall board (is easy to clean and more attractive than tiling) with fitted Mira thermostatic mixer shower and concertina glass screen, back to the wall W.C with a vanity shelf above, pedestal wash hand basin with a tiled splash back and mixer tap, Dimplex electric fan heater, Greenwood Vac extractor fan.

**Bedroom2/Dining Room** With rear aspect UPVC sealed unit double glazed window, wall mounted electric heater, door to the sitting room, panel radiator.

**Guest Bathroom** With a white suite comprising panel enclosed bath with hand grips and mixer tap, pedestal wash hand basin, W.C. with concealed cistern and tiled splash back with vanity shelf above, Greenwood Vac extractor fan, electric chrome towel warmer, wall mounted electric bar heater.

## OUTSIDE

### Parking

There is non-allocated parking to the front of the properties.

## TENURE

Leasehold - The new owner will be assigned a new 99 year lease.  
Estimated Service Charge - £2189.72 from 01/12/2024—31/05/2025 and £2189.72 from 01/06/2025—30/11/2025  
Ground Rent - currently £75 per annum

Managing Agents - The Retirement Lease Housing Association

## Council Tax Band D

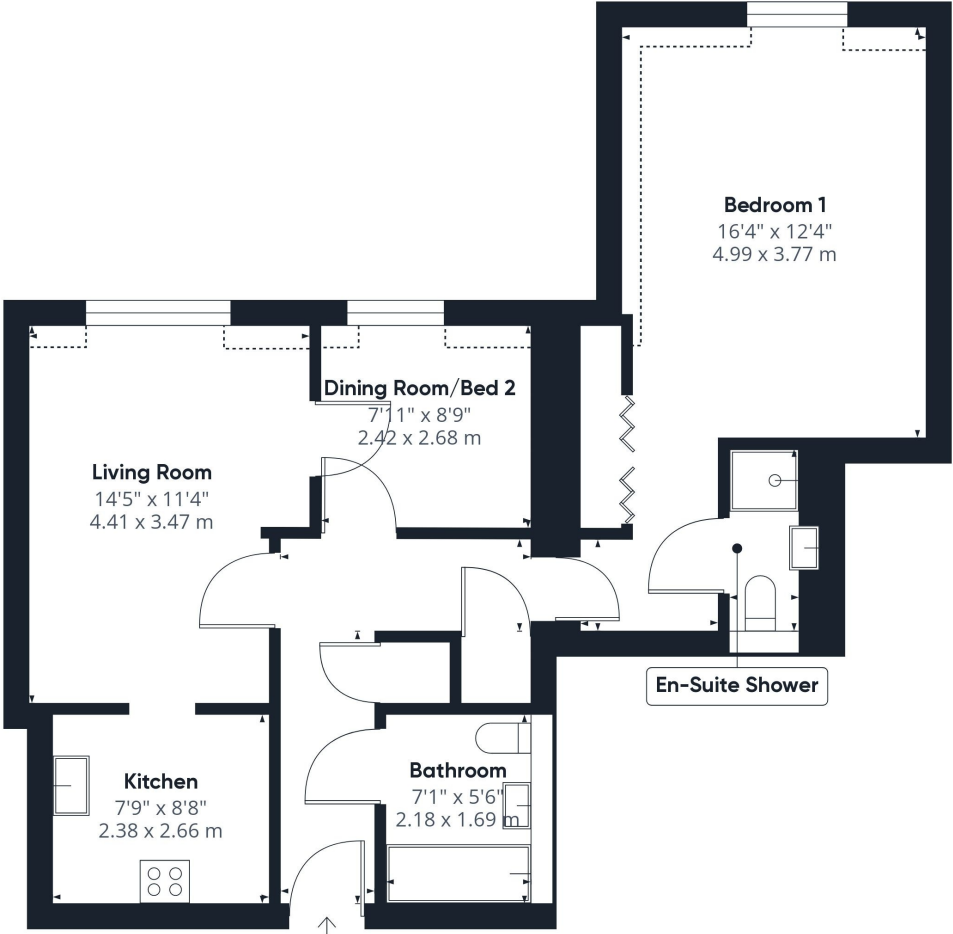
## DIRECTIONS

Leaving Horsham on the Warnham Road, proceed to the roundabout (Warnham Road Roundabout) and take the third exit. At the next roundabout (Great Daux Roundabout) take the first exit towards Dorking (A24) and then turn left into Bell Road. At the end of Bell Road turn left into Church Street and just after the church and shop turn right into Hollands Way and Stanford Orchard will be found on the left hand side.

**AGENT'S NOTES:** 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: 24/5718/18/11



### Approximate total area<sup>®</sup>

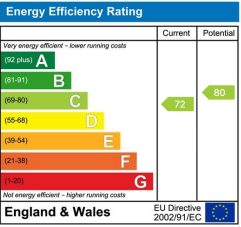
706.1 ft<sup>2</sup>

65.6 m<sup>2</sup>

### Reduced headroom

24.88 ft<sup>2</sup>

2.31 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

