



























8 Warnham Court

Warnham, Horsham, West Sussex, RH12 3QF Offers in excess of £350,000 Leasehold



8 Warnham Court, Warnham, Horsham, West Sussex, RH12 3QF

An opportunity to acquire a well presented first floor luxury apartment and Bedroom 1 experience the expanse and grandeur of a Grade II Listed Georgian Country House Deep bay front aspect with sash style windows, radiator, 3 wall lights, built-in estate, situated within 14 acres of communal parkland-style grounds. Living in double and single wardrobe cupboards, door to Warnham Court is all about the tranquil lifestyle and grand experience, and this apartment with its spacious and comfortable living space enjoying first floor En-Suite Shower Room panoramic views, is a treat. Being well presented and with generous Oversized shower cubicle with chromium thermostatic shower control proportions throughout, the accommodation comprises a principal bedroom overhead shower unit. Roca pedestal wash hand basin with a chromium mixer tap, with an en-suite shower room, a second double bedroom and guest bathroom, a low level wc,. half tiled walls, radiator, extractor fan, and coved ceiling. well-fitted kitchen/breakfast room with built-in appliances, and a good-sized living/dining room. Each principal room features wide sash-style windows **Bedroom 2** overlooking the beautiful communal grounds to the front and far-reaching Deep bay front aspect with sash style window, radiator, 4 wall light points, TV panoramic views.

Warnham Court is approached down a private driveway from Bailing Hill Guest Bathroom heading south towards Warnham Park at the end of which is the entrance to the Fitted with a white suite comprising a panelled bath, with chromium mixer tap parking area in which the apartment has two allocated spaces. The building sits and shower attachment, wall bracket and hand shower. Low-level WC., pedestal centrally in 14 acres of parkland style gardens, with rolling lawns, bordered by wash hand basin with chromium taps, mirror over with vanity lights, shaver terracing and planting tended all year round, all cloaked by mature woodlands point, mirrored cabinet, radiator, half-tiled walls, extractor fan. with plenty of private and shady spots to quietly relax or entertain with guests. Warnham village has a wonderful community atmosphere and benefits from **OUTSIDE** a village store & award-winning Butchers. There are two public houses that both Two numbered allocated parking spaces to the front of the property together serve excellent home cooked meals. Warnham has its own railway station with with visitors parking. services to Horsham and London Terminals.

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 wallmounted 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.

point.

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

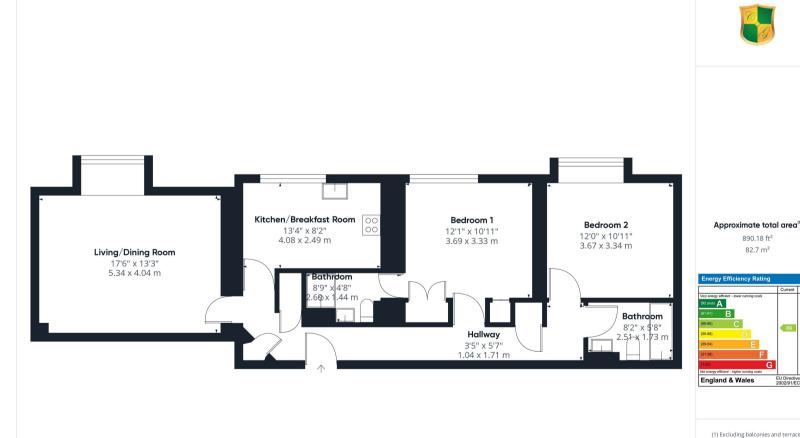
Leasehold - 977 years remaining Service Charge - £7261.17 from 01/01/2025 - 31/12/2025 Ground Rent - none payable

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.

Ref: 24/5703/09/10

















GIRAFFE360

