



8 Warnham Court  
Warnham, Horsham, West Sussex, RH12 3QF  
Offers Over £350,000 Leasehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent



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An opportunity to acquire a well presented first floor luxury apartment and experience the expanse and grandeur of a Grade II Listed Georgian Country House estate, situated within 14 acres of communal parkland-style grounds. Living in Warnham Court is all about the tranquil lifestyle and grand experience, and this apartment with its spacious and comfortable living space enjoying first floor panoramic views, is a treat. 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 down a private driveway from Bailing Hill heading south towards Warnham Park at the end of which is the entrance to the parking area in which the apartment has two allocated spaces. The building sits centrally in 14 acres of parkland style gardens, with rolling lawns, bordered by terracing and planting tended all year round, all cloaked by mature woodlands with plenty of private and shady spots to quietly relax or entertain with guests. Warnham village has a wonderful community atmosphere and benefits from a village store & award-winning Butchers. There are two public houses that both serve excellent home cooked meals. Warnham has its own railway station with 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 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.

**Ref:** 24/5703/09/10

