



2 Farebrothers
Church Road, Warnham, West Sussex, RH12 3DZ
Guide Price £160,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are pleased to offer for sale this rather impressive ground floor retirement flat situated in a central position in the charming village of Warnham and forming part of the imposing former Victorian Vicarage. Available to those of a minimum age of 60 years, this is one of the largest of the apartments and has original period features with the accommodation being formed from the principal reception rooms of the grand old building. There are high ceilings with ornate cornicing and a dual aspect living room featuring an original fireplace and a bay window to the front and casement doors leading out on to the delightful communal gardens. A large double bedroom also has a very impressive size and enjoys a dual aspect with a window to the rear and casement doors also leading out to the communal gardens. In between these rooms is a fitted kitchen with built in appliances, and there is a modern fitted shower room. Heating to radiators is provided by a communal gas fired boiler. An on site a scheme manager operates 5 days a week and there is a 24 hour emergency pull cord system for peace of mind. Surrounding the property are delightful communal areas and there is a resident's laundry and sun room within the grounds. The property is offered with the benefit of no ongoing chain.

The accommodation comprises:

Grand original **Entrance Porch** with mosaic quarry tiling.

Front Door With entry phone system, door to

Communal **Entrance Hall**

With further mosaic quarry tiling, letterboxes

Private Front Door to No.2

Entrance Hall

With storage cupboard with shelving and consumer unit, airing cupboard housing hot water cylinder with immersion heater and shelving.

Living Room

A fantastic dual aspect room with two impressive bay windows, one with casement doors leading out onto the communal gardens, an original feature marble fireplace (closed off), emergency pull cord, television point, ornate cornice ceiling, picture rail.

Kitchen

Fitted with a range of eye and base level storage cupboards with drawers and worktops with inset stainless steel sink unit, mixer tap, drainer and side aspect window, built in De Dietrich electric oven, stainless steel Smeg two ring electric hob, built in fridge, breakfast bar area, ceramic tiled splashback, fluorescent strip lighting, emergency pull cord.

Double Bedroom

Dual aspect room with bay window to the side, with casement doors leading out on to the gardens and rear aspect sash window, two double radiators, recess for wardrobe, telephone point, emergency pull cord, ornate cornice ceiling and picture rail.

Shower Room

Fitted with a full width shower cubicle with Mira electric shower unit, wall bracket and hand shower, glass screen, low level WC, vanity wash hand basin with cupboard under, chromium mixer tap, extractor fan, shaver light and mirror.

OUTSIDE

Surrounding the development are well tended communal gardens within which is a communal laundry room and sun lounge.

Parking

To the front of the development is non-allocated residents parking.

TENURE

Leasehold - a new 99 year lease will be granted to the incoming purchaser
Service Charge - £3485.27 from 1December 2024 to 30 November 2025.
Ground Rent - (Included in the service charge)
Freeholders: Retirement Lease Housing Association

Council Tax Band **C**

Agent’s Note:

- 1. Each flat is equipped with an emergency call system.
- 2. 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.
- 3. We are advised that prospective purchasers will be required to complete an approval process to confirm they are a qualifying purchaser, which will include completion of a RLHA application form. The issue of a comprehensive Purchase Information Pack by RLHA and an interview with the Estate Manager on site. There is a one-off fee of £150 (plus VAT.) for the associated administration.

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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