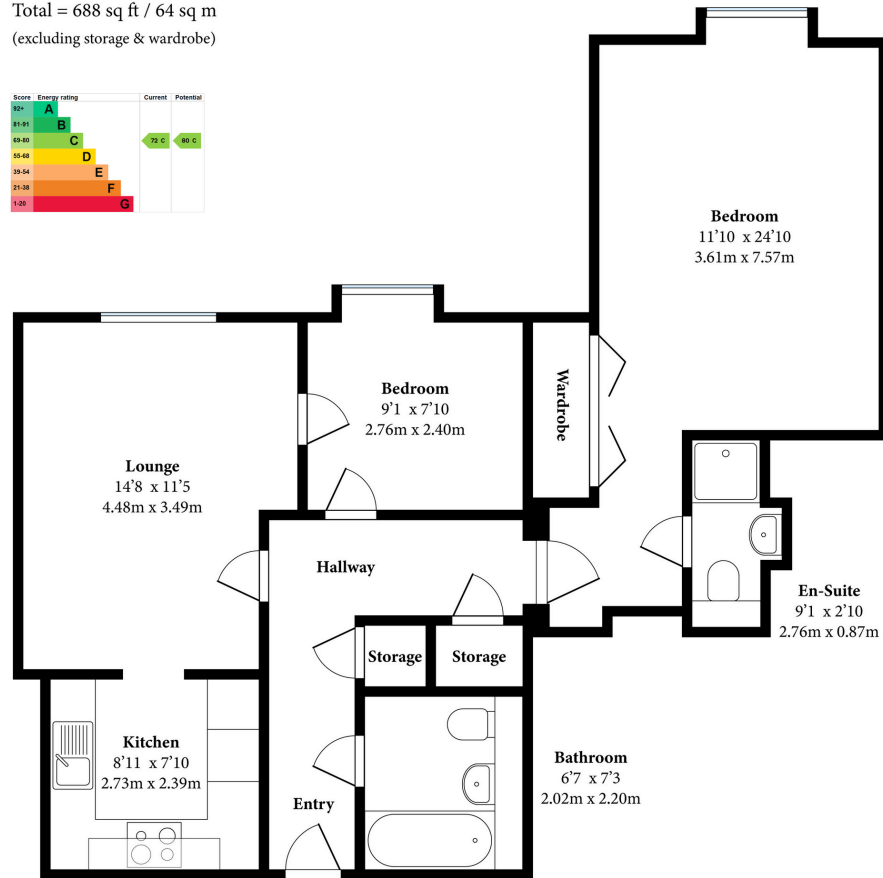


WARNHAM, WEST SUSSEX

THIS BRIGHT WELL CARED FOR 2-BEDROOM, SECOND FLOOR FLAT HAS A VERY LARGE MASTER BEDROOM AND A SMALLER SECOND BEDROOM. LOCATED IN THE HEART OF WARNHAM VILLAGE. THE DEVELOPMENT IS SET WITHIN WELL MAINTAINED PRIVATE GROUNDS, FREE PARKING, AND EASILY ACCESSIBLE TO ALL THE AMENITIES OF THE VILLAGE.

Approximate Gross Internal Area

Total = 688 sq ft / 64 sq m
(excluding storage & wardrobe)



kw REBECCA
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Floor plan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.



PROPERTY FEATURES

OUTSIDE

- BUILT IN 1989 THIS PRESTIGIOUS DEVELOPMENT OF ONE & TWO BEDROOM FLATS HAVE BEEN VERY WELL KEPT, WITH COMMUNAL GARDENS AND AMPLE FREE PARKING IN THE COURTYARD OUTSIDE.
- LOCATED TUCKED BACK, BUT OPPOSITE THE CRICKET PITCH AND VILLAGE HALL, IT IS A BEAUTIFUL SPOT TO ENJOY THE QUIET BIRDLIFE AND VILLAGE SOUNDS.
- THERE IS A MIX OF HOMEOWNERS IN THE BUILDING, MANY WORKING EITHER FULL OR PART TIME AND SOME RETIRED, THE COMMON THEME IS THAT THEY LOVE THE COMMUNITY ATMOSPHERE, ACCESS TO THE VILLAGE AND MOST IMPORTANTLY THE PEACE AND QUIET.

INSIDE

- THE COMMUNAL HALL WITH THE POST AREA LEADS TO THE STAIRS AND A LIFT.
- THE MAIN SITTING ROOM IS BRIGHT AND SPACIOUS, WITH VIEWS OVER THE VILLAGE ROOFTOPS AND HAS SPACE FOR COMFORTABLE SEATING TOGETHER WITH A DINING TABLE.
- THE KITCHEN HAS SIMPLE CREAM CUPBOARDS, A CERAMIC SINK, A FITTED EYE LEVEL OVEN & GRILL, AN ELECTRIC HOB AND A SPACE FOR A WASHING MACHINE (WHICH CAN BE INCLUDED).
- THE LARGE MASTER BEDROOM SUITE HAS LOTS OF SPACE AND HAS BUILT IN WARDROBES. THE ENSUITE HAS A SHOWER AND TOILET.
- THE SEPARATE SMALLER SECOND BEDROOM MAKES THIS FLAT IDEAL FOR SOMEONE WHO EITHER WORKS FROM HOME, OR WHO HAS OCCASIONAL VISITORS TO STAY OR ALTERNATIVELY COULD BE USED AS A SEPARATE DINING ROOM.

THE AREA

- WITHIN WARNHAM VILLAGE ITSELF THERE IS THE VILLAGE SHOP, BUTCHERS, HAIRDRESSERS, GYM, BEAUTICIAN AND ACTIVE VILLAGE HALL THAT HOSTS A RANGE OF ACTIVITIES.
- THE VILLAGE CHURCH IS IN THE CENTRE OF THE COMMUNITY AND HAS REGULAR COMMUNITY GROUPS.
- WARNHAM HAS TWO POPULAR PUBS AND A VILLAGE CLUB THAT SERVE FOOD AND ORGANISE ACTIVITIES. LOTS OF COUNTRYSIDE WALKS.
- THE BUS STOP IS LOCATED 100YARDS, AND THE BUS GOES HOURLY TO HORSHAM (10MINS).
- HORSHAM OFFERS A FANTASTIC MIX OF SHOPS, RESTAURANTS, SUPERMARKETS AND LEISURE FACILITIES.
- TRAVEL - WARNHAM TRAIN STATION HAS FREE PARKING AND TAKES 1HR 20MINS TO LONDON. HORSHAM & LITTLEHAVEN (1 HOUR TO LONDON).

THIS HOME IS A FANTASTIC OPTION FOR ANYONE AGED 60 OR OVER,
WHO WANTS A TRULY INDEPENDENT AFFORDABLE PROPERTY
IN A LOVELY VILLAGE.

IF YOU WOULD LIKE TO KNOW MORE ABOUT THIS PROPERTY,
THE AREA OR TO ARRANGE A VIEWING CALL

REBECCA BATCHELOR ON 07464 043 045