



**Warnham Court, Warnham, Sussex RH12 3QF**  
**Guide price £425,000**

**& LINES**  
*James*

# Warnham Court, Warnham

- FIRST FLOOR APARTMENT
- STUNNING GROUNDS
- TWO BEDROOMS
- VILLAGE LOCATION
- LIFT ACCESS
- LEASEHOLD - 977 YEARS REMAINING
- COUNCIL TAX BAND E
- EPC BAND C
- TWO ALLOCATED PARKING SPACES

Warnham Court is a Grade II listed building set in 12 acres of idyllic grounds. This rarely available, spacious two bedroom first floor apartment offered for sale with no onward chain. A private drive approaches the property, which is positioned in the quaint Village of Warnham situated on the fringe of Horsham town.

## Location

Warnham is a sought after Village close to the Surrey and West Sussex borders surrounded by an abundance of open countryside. The village offers a range of services including a village shop, butchers, primary school, cricket green and church. Horsham town centre is a short drive away and offers a comprehensive range of shops from boutiques to major high street names, bars and restaurants and includes a Waitrose/John Lewis department store. There is also a theatre, cinemas, large park and leisure centre including gym and swimming pool. Horsham has a mainline railway station offering services to London in just under the hour.



### Property

The apartment is approached by well kept communal areas and benefits from lift access. A beautiful feature of the apartment is the deep set windows to each room, allowing plenty of natural light with far reaching views. A large entrance hall spans the length of the apartment with storage cupboards and cupboard housing the pressurised hot water cylinder. The sizable reception room provides ample room for a living and dining area. A separate kitchen/breakfast room is fitted in a range of wood effect base and eye level units with built in oven, gas hob with extractor over and integrated fridge/freezer, dishwasher and washing machine. The master bedroom benefits from built in wardrobes and ensuite shower room with walk in enclosure. The second bedroom is generous in size. Family bathroom fitted in white suite with shower over bath.

The property has gas central heating to radiators.

### Outside

The impressive grounds are kept in immaculate order and allow residents plenty of opportunity to explore, with benches dotted around allowing you to rest and enjoy the surroundings. To the front of the building is the parking area which provides two allocated parking spaces for the apartment.

Lease length: 977 years remaining

Service charge £6726.17 annually paid in full for 2024.

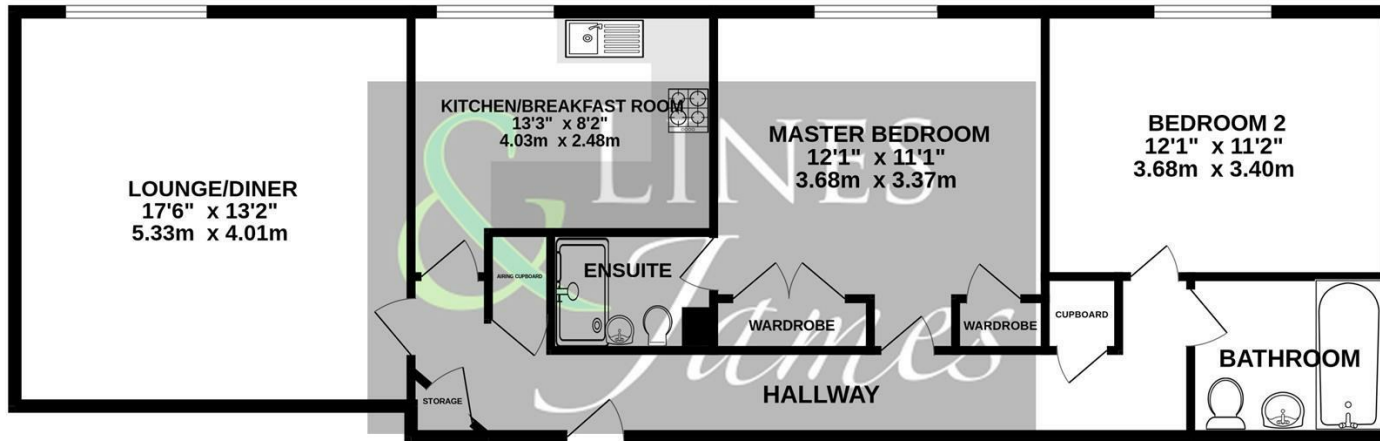
Service charge includes water rates and buildings insurance

No ground rent

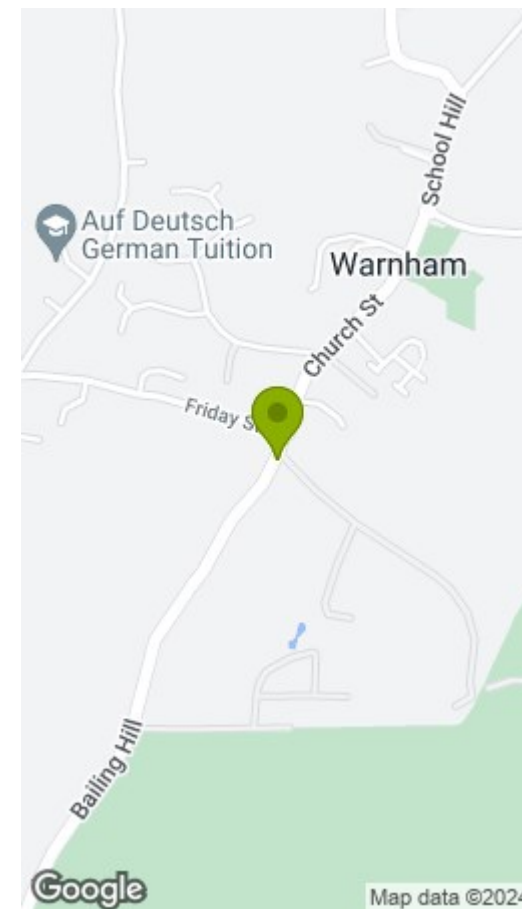




# FIRST FLOOR



Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>69</b>	<b>82</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

