



Warnham Court, Warnham, Horsham, RH12 3QF

welcome to

Warnham Court, Warnham Horsham

No CHAIN luxury apartment set in 12 acres of stunning grounds with a driveway to the main house. The property benefits from having two double bedrooms, open plan kitchen into the lounge. En-suite to the principal bedroom. Large home office/study. Terrace gardens and a deer park located close by.





Total floor area 99.7 m² (1,073 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Located in an enviable position, with sweeping driveways and stunning grounds totalling approximately 12 acres, Warnham Court is a Grade II listed building that has been sympathetically divided into a range of luxury apartments and additional mews houses.

Just a short drive from Horsham, in the heart of the beautiful Sussex countryside with rolling landscapes, this is an exquisitely presented and substantial two-double bedroom apartment. Brought to the market with no onward chain, the property has been finished to exacting standards with a range of quality high fixtures and fittings providing a contemporary edge to a charming period property.

A communal entrance hall provides access to a lift and stairwell, leading to the second floor. The front door leads into an entrance hall with storage cupboards and desk / make-up area. The main living space is spacious open-plan living area with integrated kitchen units with under floor heating and fully fitted appliances including wine cooler, separate Miele washing machine and Miele tumble dryer, Bosch single oven, Bosch combi oven & microwave, integrated Bosch Dishwasher, Bosch American fridge-freezer and Bosch Induction Hob. A central island includes an integrated breakfast bar and quartz worktops.

welcome to

Warnham Court, Warnham Horsham

- No Onward Chain
- Luxury Apartment In Grade II Listed Home
- Two Double Bedrooms
- Open Planned Living
- En-suite Shower To Principle Bedroom

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The lounge area is large enough to have a separate living/dining room setup but is currently used as a living room, dual aspect views over the grounds beyond. From here, double doors lead through to a large study/home office fitted with integrated Hammond storage units and dual desk areas.

The bedrooms are both spacious doubles, also featuring beautifully crafted Hammond fitted wardrobes and storage solutions, with the principal bedroom also benefiting from an en-suite with walk-in shower, vanity sink and heated towel rail. The main bathroom is well finished with rainfall-style shower head above the bath, floating vanity sink unit and heated towel rail. Both bathrooms have underfloor heating.

The property features a fully integrated nest smart app modern heating system and 2 allocated parking spaces along with visitor parking for guests.

The home is turn key ready, sit back, relax and start to enjoy this stunning location with beautiful walks and country village life.

£475,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA110404



Property Ref:
CRA110404 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01293 520521



Crawley@fox-and-sons.co.uk



34 High Street, CRAWLEY, West Sussex, RH10 1BW



fox-and-sons.co.uk