

**Stanford Orchard, Warnham, West Sussex, RH12 3RF**

**Asking Price £195,000**

**Council Tax Band: E**



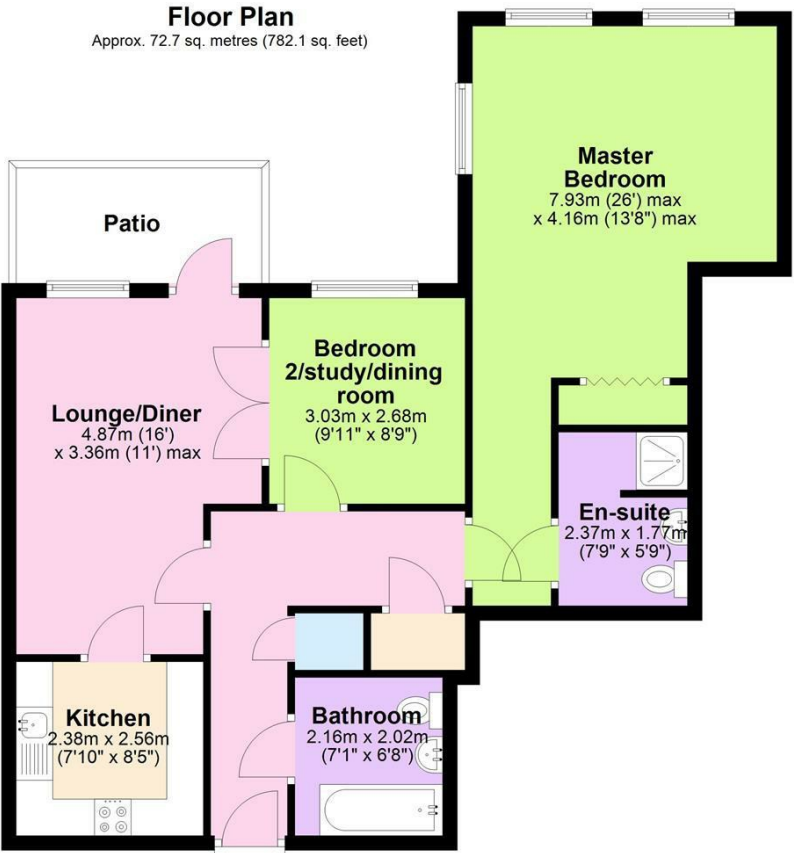


LOCATION

We are delighted to bring to the market this well-presented, spacious ground floor over 60s retirement flat in the sought after village of Warnham. This thriving village boasts two pubs, a butchers, hairdressers, church and village store. It is also approximately three miles from Horsham town centre, with its wealth of shops, restaurants and cafes. There is good access to the A264 and A24 as well as an abundance of open countryside to explore.



Open House Horsham



Total area: approx. 72.7 sq. metres (782.1 sq. feet)  
**Stanford Orchard**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		