



Warnham Court, Warnham, West Sussex, RH12 3QF





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

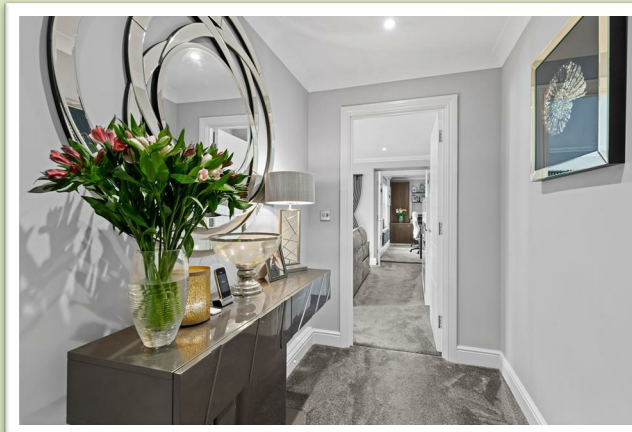
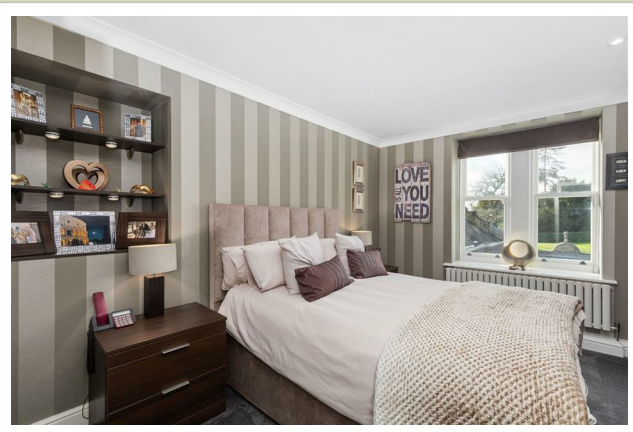
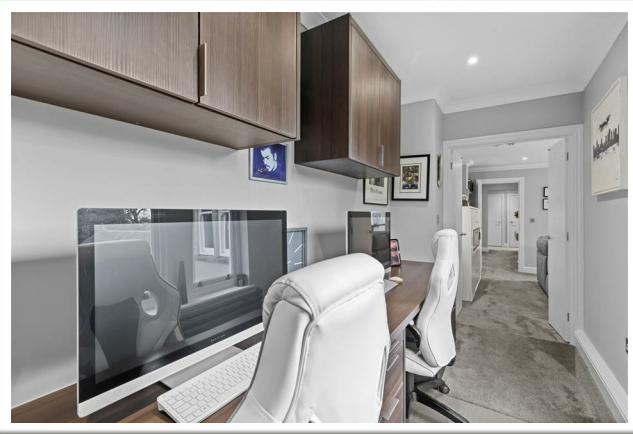
Just a short drive from Horsham, in the heart of the beautiful Sussex countryside with rolling landscapes, this is an exquisitely presented and substantial two-double bedroom apartment. Brought to the market with no onward chain, the property has been finished to exacting standards with a range of quality 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 area. The main living space has been transformed to create a 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. The lounge area is large enough to have a separate living/dining room setup but is currently used as a living room enjoying 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 benefitting 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. A home that requires nothing more than for the owners to sit back, relax, and start to enjoy the stunning location, with beautiful walks, terraced gardens and deer park- truly the perfect country idyll.



Accommodation with approximate room sizes.

Max measurements shown unless stated otherwise.

COMMUNAL FRONT DOOR leading to
COMMUNAL ENTRANCE HALL with lift and stairs to sec
FRONT DOOR

ENTRANCE HALL

LIVING/DINING ROOM 17'11 x 12'1 (5.46m x 3.68m)

OPEN PLAN KITCHEN 12'7 x 9'7 (3.84m x 2.92m)

STUDY 14'9 x 5'4 (4.50m x 1.63m)

INNER HALLWAY

BEDROOM ONE 13'5 x 12'0 (4.09m x 3.66m)

ENSUITE SHOWER ROOM 6'10 x 4'10 (2.08m x 1.47m)

BEDROOM TWO 12'4 x 10'6 (3.76m x 3.20m)

BATHROOM 7'5 x 5'9 (2.26m x 1.75m)

OUTSIDE

STUNNING GROUNDS OF APPROXIMATELY 12 ACRES

TWO ALLOCATED PARKING SPACES

LEASE LENGTH: 977 YEARS

GROUND RENT: NOT APPLICABLE

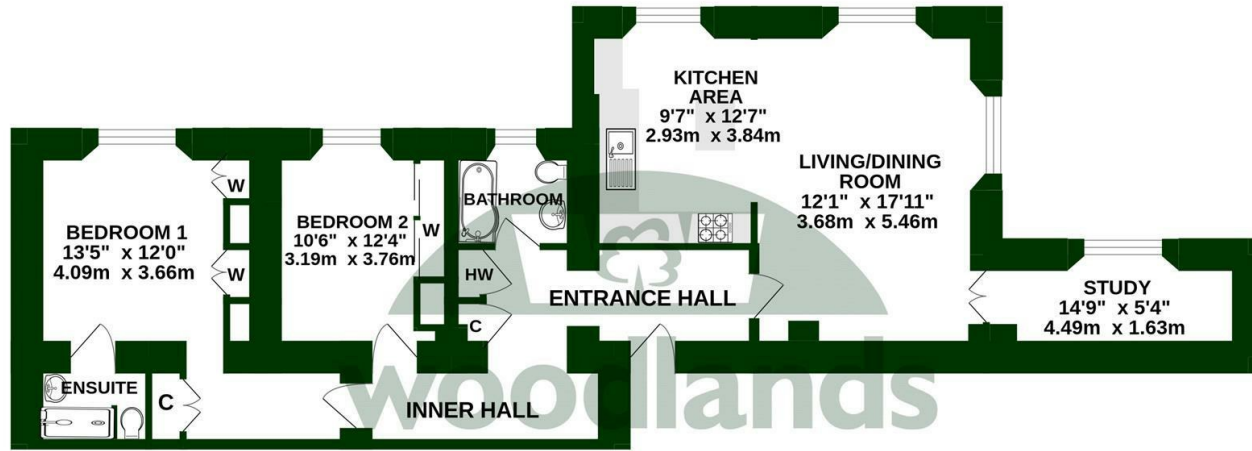
SERVICE CHARGES: £6,726.17 per annum

Service Charge incl. water rates & Buildings Ins



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SECOND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX: Band E.

EPC Rating: B

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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		

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.