



42 Gardeners Close, Warnham, West Sussex, RH12 3RJ

£240,000

**MANSELL  
McTAGGART**  
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## In brief...

- 2 well proportioned double bedrooms
- Superb outlook over the allotments
- Potential to improve
- Resident parking and outside store room
- Private garden
- No onward chain
- Peaceful and popular village location
- Ample storage throughout
- Close to schools, shops, walks and transport links

A rarely available and spacious 2 double bedroom first floor south facing apartment with private garden, no onward chain and fine outlook over the allotments.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





### **In more detail...**

A rarely available and spacious 2 double bedroom first floor south facing apartment with private garden, no onward chain and fine outlook over the allotments. The property is situated in a quiet and tucked away position, close to major transport links, excellent schooling, stunning walks, village facilities and Horsham town centre.

The accommodation comprises: good sized entrance hallway with 4 storage/airing cupboards, double aspect sitting/dining room with superb view over the allotments, and kitchen fitted with a comprehensive selection of units. There are 2 double sized bedrooms both with fitted cupboards/wardrobes and shower room.

Benefits include double glazed windows and gas fired central heating to radiators (boiler located in one of the entrance hallway cupboards).

There is ample resident parking to the front. There is a section of private south facing garden with outside store room and shed that belongs to the property.

Tenure: Leasehold

Lease length: 91 years remaining

Maintenance charge: £160.08 paid quarterly

Maintenance charge review period: 1 April 2025

Ground rent: £10 per annum

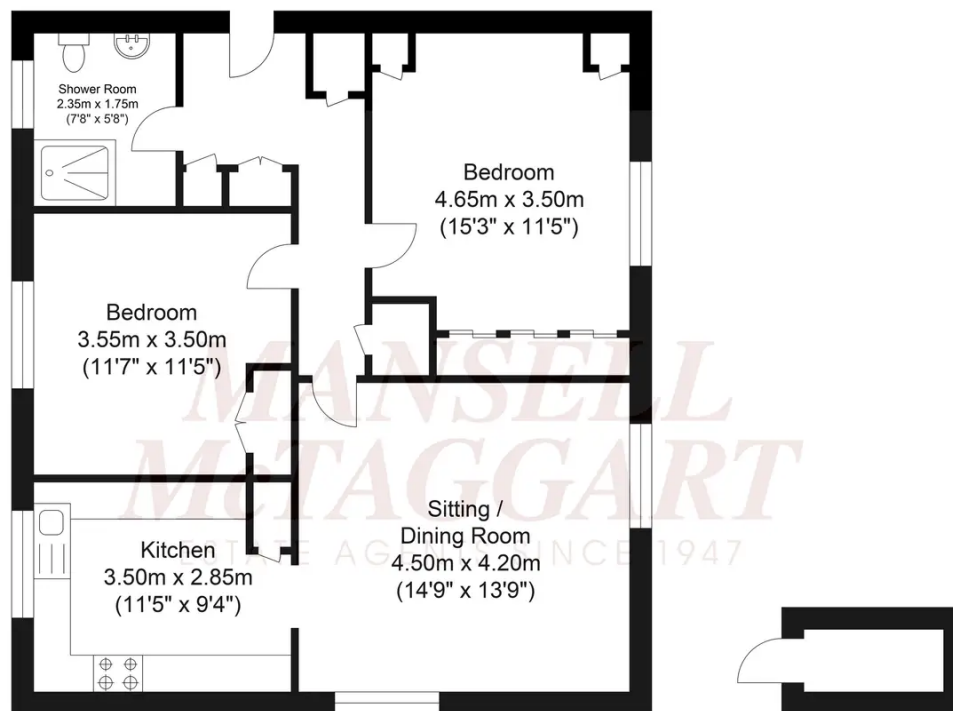
Ground rent review period: 1 April 2025

Managing agents: Saxon Weald

## Location...

Warnham is a pretty and historic village with stunning country walks, close to Horsham. Within the village, there is a highly regarded Church of England primary school, a convenient village store for everyday needs and an acclaimed butchers supplying the best of locally sourced produce. Two excellent country pubs offer superb indoor/outdoor dining facilities and a warm welcome. Warnham is home to a magnificent deer park and the 92-acre Nature Reserve, a treasured heritage asset to the Horsham district with its multiple habitats, wildlife and dominating Millpond. Providing ample parking, a cake-filled café, picnic facilities, trails and hides, there are attractions for the whole family. Access to the nearby Downs Link provides breath-taking routes for the avid cyclist, horse-rider or walker. Warnham has its own train station with direct links to London Victoria and Waterloo. The vibrant town of Horsham is alive with regular markets and enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Fine-dining and 5\* spa hotels, pubs and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens.





Ground Floor  
Approximate Floor Area  
780.38 sq ft  
(72.50 sq m)

Outbuilding  
Approximate Floor Area  
17.32 sq ft  
(1.61 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 72.50 sq m / 780.38 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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