



1 Stanford Orchard, Warnham, RH12 3RF

Guide Price £175,000 – £200,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double bedroom end of terrace house
- Built in the 1990s
- Designed for those over the age of 55
- Resident parking and garage
- No onward chain
- Private west facing patio garden
- Popular village location
- New 99 year lease

A well presented 2 double bedroom end of terrace house, built in the 1990s and designed for those over the age of 55 with en suite, private west facing patio garden, garage, no onward chain and new 99 year lease.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F





A well presented 2 double bedroom end of terrace house, built in the 1990s and designed for those over the age of 55 with en suite, private west facing patio garden, garage, no onward chain and new 99 year lease. The accommodation comprises: entrance hallway with storage, kitchen fitted with a good selection of units and space for appliances and well proportioned sitting/dining room with feature electric fire and door onto patio. Upstairs there is a principal bedroom with fitted wardrobes and en suite shower room. A further double sized bedroom is equipped with fitted storage and the bathroom completes the first floor. Benefits include residential scheme manager, security entry system, 24 hour care-line, double glazed windows and electric heating throughout (Economy 7). A private 16' x 6' west facing paved patio with awning and steps lead to the well tended communal gardens. There is ample resident parking and a garage is located opposite.

Tenure: Leasehold

Lease: The purchaser will be granted a new 99 year lease

Maintenance charge: £4,380 per annum

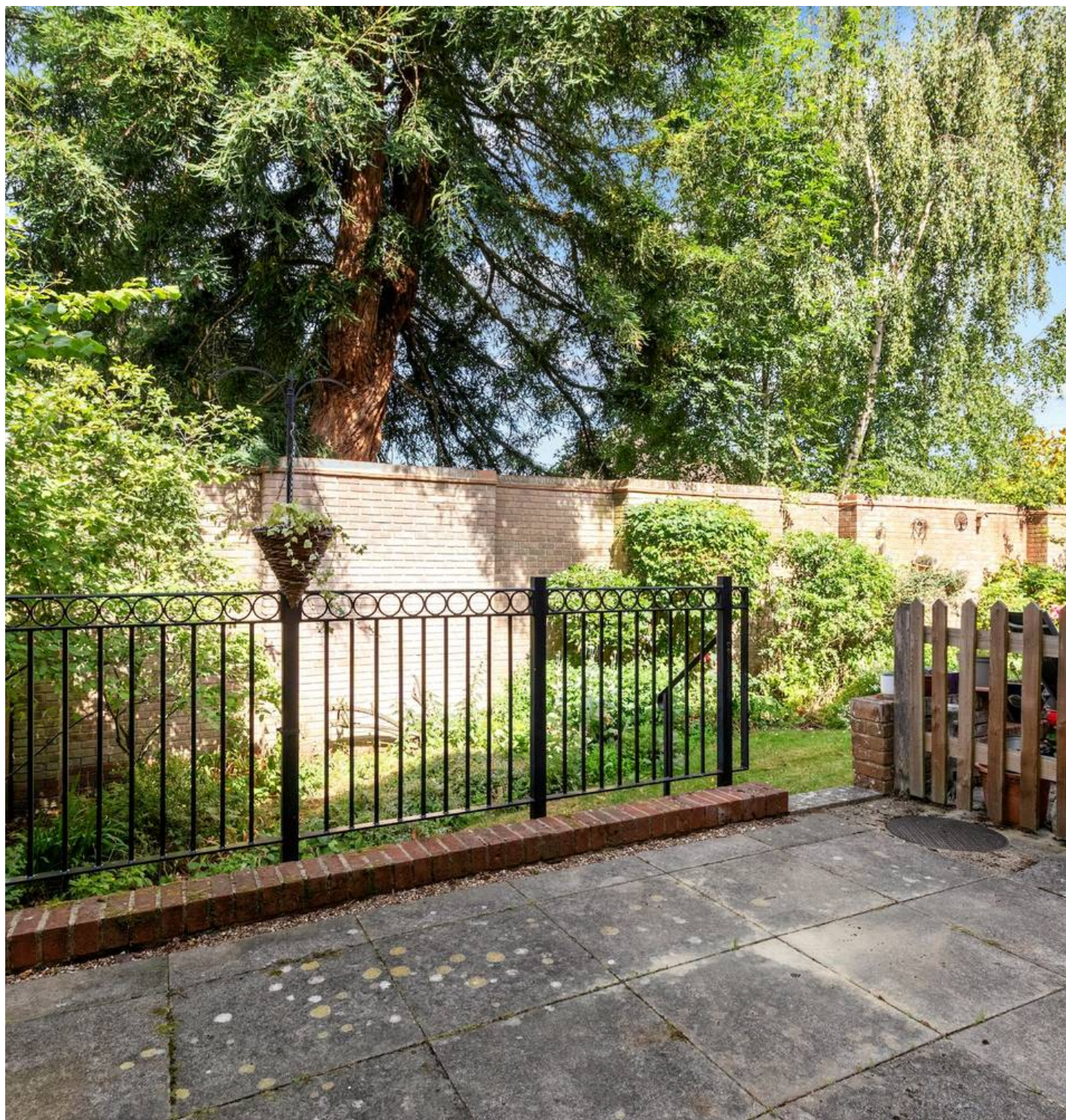
Maintenance review period: Annually

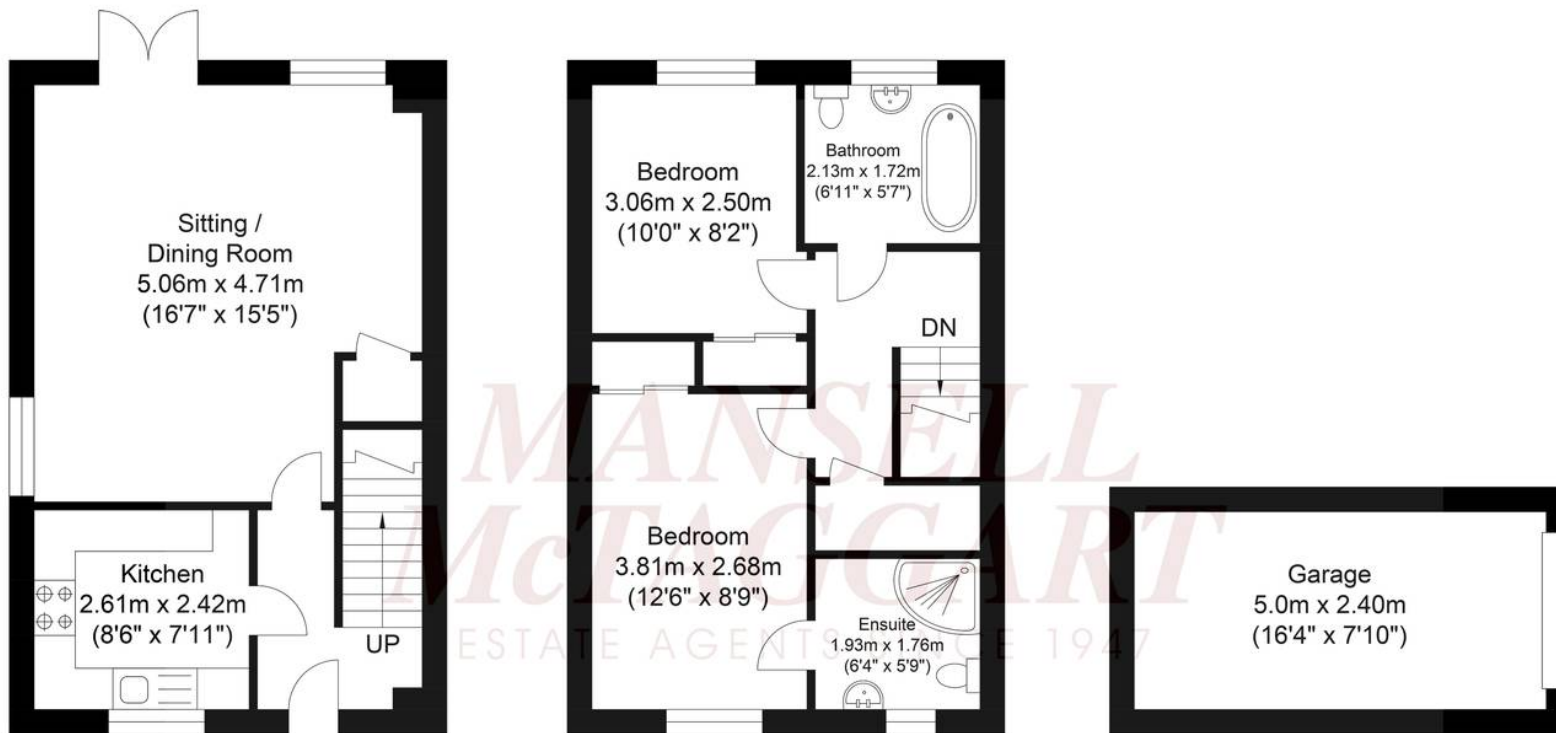
Ground rent: £55 per annum

Ground rent review period: Annually

Managing agents: RLHA

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. 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
384.27 sq ft
(35.70 sq m)

First Floor
Approximate Floor Area
384.27 sq ft
(35.70 sq m)

Garage
Approximate Floor Area
129.16 sq ft
(12.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 71.40 sq m / 768.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

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