8 Stanford Orchard
Warnham, West Sussex, RH12 3RF

Guide Price £220,000 Leasehold

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to offer for sale this attractive two bedroom terraced house specifically designed for independent retirement living for the over 55's. Situated in the pleasant West Sussex village of Warnham approximately 3 miles to the North of Horsham, the property features good sized accommodation throughout and briefly comprises, on the ground floor, entrance hall, fitted kitchen with built in appliances and a double aspect living/ dining room with direct access to a patio and delightful communal grounds. On the first floor is a principal bedroom with built in wardrobes and an en-suite shower room, a second bedroom with built in wardrobe and the main bathroom. The property benefits from double glazed fitments and heating is provided by electric night storage and convector heaters. To the rear of the property features a private patio garden which opens up to delightful communal gardens. There is a single garage in a block directly opposite.

The accommodation comprises:

Front Door to

Entrance Hall
Night storage heater, cupboard housing consumer unit and meters.

Kitchen
Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a 1 1/2 bowl sink unit with chromium monobloc tap, four ring touch control electric hob, Creda eye level double oven, space for fridge/freezer, plumbing for washing machine ad space for a slimline dishwasher, tiled splashbacks, pelmet lights.

Living/Dining Room
Double glazed double aspect to the side and rear with French doors to the communal garden and patio. Ornate fire surround with marble hearth and inlay, coal effect fire, two night storage heaters, under stairs cupboard.

From the **Entrance Hall** the staircase rises to the **First Floor Landing** with loft hatch, night storage heater and airing cupboard.

Bedroom 1
Double glazed front aspect, night storage heater, wardrobe cupboard.

En-Suite Shower Room
With frosted double glazed front aspect, pedestal wash hand basin with chromium mixer tap, mirror and shaver light over, low level WC, vanity shelf with mirrored cabinet, shower cubicle having Aqualisa thermostatic shower control, wall bracket and hand shower, chromium towel warmer.

Bedroom 2
Double glazed rear aspect, electric convector heater, wardrobe cupboard.

Bathroom
Frosted double glazed rear aspect. Panel enclosed bath with chromium mixer tap and shower attachment, pedestal wash hand basin with chromium mixer tap, low level WC, vanity shelf with mirrored cabinet, chromium towel warmer, half tiled walls, shaver light, mirror, Dimplex wall mounted heater.

OUTSIDE

To the rear of the property are delightful communal grounds. Private patio area and outside light.

Garage
Full sized garage opposite (with a separate lease)

TENURE

Leasehold - The incoming purchaser will be granted a new 99 years Lease.
Maintenance Charge - £4459.30 from 01/12/2025 - 30/11/2026
Ground Rent - From March 2015 - £85.00 per annum to include the garage.

Council Tax Band E

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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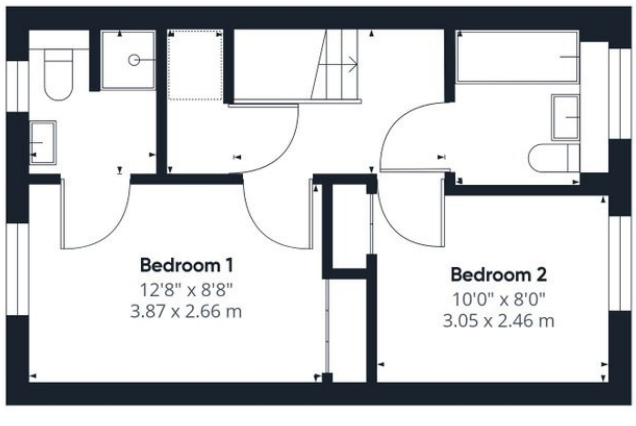
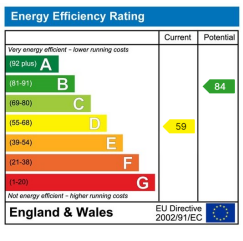
Floor 1



Floor 2

Approximate total area(1)
705.57 ft²
65.55 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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