

17 Farebrothers Church Street, Warnham, Horsham, RH12 3DZ LEASEHOLD

Guide Price £245,000

Est. 1988









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Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

One of a pair of modern cottages specifically designed for occupants aged 60 years and above and situated within the grounds of the old Vicarage in the heart of this picturesque Sussex village, approximately three miles north-west of Horsham. The property affords excellent room sizes throughout and features a generous entrance hall, a ground floor second bedroom (or potential additional reception room) with an adjacent cloak/wet room, a good-sized living room and a well-fitted kitchen with integrated appliances and granite work tops. Upstairs, there is a large landing area which is large enough to be used as a study, and there is a large main bedroom with an en-suite bathroom. From the living room there are patio doors leading to a shared patio area.

Steps up (also ramped access) to the partly glazed **Front Door** to

Entrance Hall With staircase to the first floor, radiator, electricity fuse box, emergency pull cord, digital thermostat for heating control, mains smoke alarm, door to the under stairs storage cupboard, door to

Downstairs Cloakroom/Wet Room With fully tiled floor and with a mosaic effect tiling around the wet shower area and with a Mira thermostatic mixer shower with adjustable rail and soap tray, close-coupled w.c., pedestal wash hand basin with tiling above, mirrored cabinet, radiator, extractor fan and emergency pull cord.

Bedroom 2/Reception Room With a double glazed front aspect window enjoying pleasant outlook to the main building and the garden room, emergency pull cord, radiator, television point.

From the Entrance Hall, further door to

Living Room With sliding double glazed door which leads out a patio area, television aerial point, radiator, emergency pull cord, two wall light points, door to the

Kitchen Having been very well fitted in an attractive oak style range of eye and base level storage cupboards with granite working surfaces with up-stands and with an under-hung Franke 1¼ bowl sink with chrome contemporary mixer tap, built in Blomberg electric oven with 4-burner gas hob over and with Neff canopied style filter hood and with tiled splashback, integrated fridge and freezer, cupboard disguising the Ideal gas fired boiler providing the heating and domestic hot water, counter top lighting and halogen spot lighting, radiator, emergency pull cord.

Every estate agent operating in the UK is required to comply with applicable Anti-Money Laundering Supervision (AML) legislation and regulations. As part of this process, mandatory AML checks are required for buyers and sellers involved in property transactions. Courtney Green uses Coadjute's Assured Compliance® service to facilitate these checks for which a fee of £43.20 (inclusive of VAT) applies

From the Entrance Hall the staircase rises to the

Large First Floor Landing We feel that this area is large enough to be utilised as a study. There is an attractive sloping ceiling with a double glazed Velux-style window, radiator, and an eaves style storage area, mains power smoke alarm, door to the

Principal Bedroom With a double glazed front aspect window with radiator and adjacent television point, generous wardrobe with double doors, emergency pull cord, access to the remainder of the loft space, door to the

Ensuite Shower Room A very generous space and fitted with a luxury white suite of an over-sized shower with chromium thermostatic shower control, wall bracket and hand shower, sliding glass door, a vanity unit with an inset wash hand basin, chromium mixer tap, cupboard under, mirrored cabinet, splashback, low level w.c., radiator, attractive sloping ceiling with double glazed Velux-style roof window, spot lighting, extractor fan, shaver point. emergency pull cord.

OUTSIDE

Rear Patio Garden As previously mentioned there is a patio area at the rear of the property which although not privately allocated to the property, does provide a very pleasant area to sit out, as indeed do most of the attractive communal gardens.

Residents' Garden Room There is a communal Garden Room available for the residents to enjoy.

Parking There is a parking area situated to the front of the property.

Leasehold - A new lease will be granted to the purchaser(s).

Service Charge - £ 6,039.17 per annum.

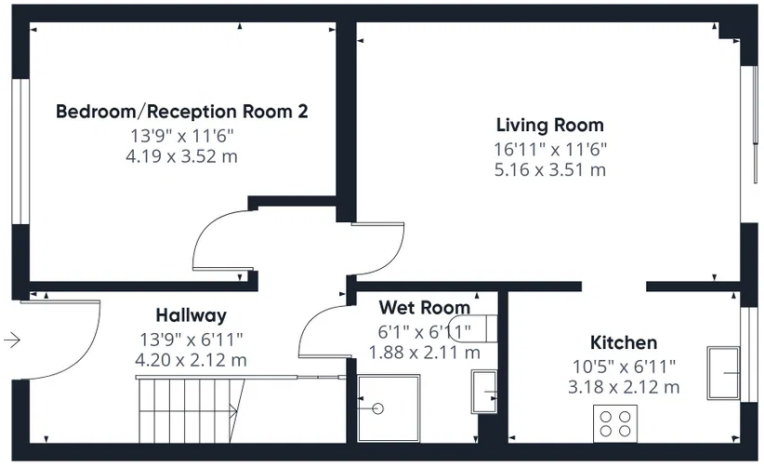
Ground Rent - There is no ground rent payable.

EPC Band - C

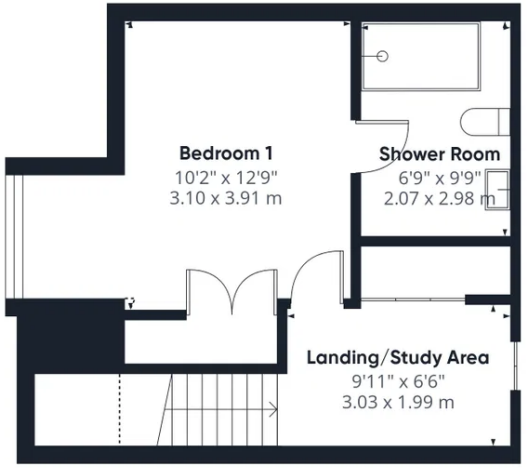
Council Tax Band - D

DIRECTIONS: Leaving Horsham on the Warnham Road, proceed to the roundabout (Warnham Road Roundabout) and take the third exit. At the next roundabout (Great Daux Roundabout) take the first exit towards Dorking (A24) and then turn left into Bell Road. At the end of Bell Road turn left into Church Street and Farebrothers will be found opposite the church on the right.

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 in good faith, but we have not had sight of any formal documentation



Ground Floor



Floor 2

Approximate total area(1)

887 ft²

82.4 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

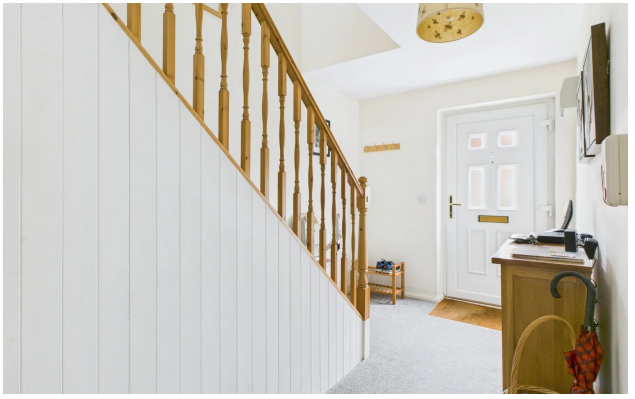
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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