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32 Stanford Orchard
Warnham, Horsham, RH12 3RF

Price £220,000 Leasehold

COURTNEY GREEN

Est. 1988

Estate Agent • Letting Agent • Managing Agent

32 Stanford Orchard, Warnham, Horsham,West Sussex, RH12 3RF

Courtney Green are delighted to offer for sale this exceptional second-floor two-double bedroom flat which was built in the 1980's and specifically designed for independent retirement living for the over 60's with the advantage of having a Resident's Scheme Manager. This particular apartment is one of the larger units and enjoys well-sized rooms with the accommodation comprising an entrance hall, a principal bedroom with built-in cupboards and an en-suite shower, a second double bedroom with built-in furniture, and a main bathroom. There is a comprehensively fitted kitchen with integral appliances and a generous reception room with a twin aspect outlook to the main courtyard. In addition, there is a residents' and visitors' car park and well-maintained communal grounds.

SITUATION: Warnham village offers a selection of shops including a convenience store, well-patronised butchers, Church and two popular public houses. Horsham town centre with is comprehensive range of facilities including mainline railway station, shops, restaurants, public houses etc is approximately 3 miles distant. There is easy vehicular access to the A24 and A264 subsequently leading to the M23 motorway network and there is a mainline railway station within a short drive which forms part of the Dorking line. There is also a regular hourly bus service (Metro Route 93) into Horsham.

OTHER ATTRACTIONS OF LIVING IN WARNHAM

- A well-stocked convenience store, a hairdresser, and a first-class butcher in the main street.
- A popular Gym on the main street which, amongst other activities, offers Pilates and exercise sessions for seniors.
- A bus service (10 minutes journey) to Horsham every hour giving access to Sainsburys, Waitrose and John Lewis, and the usual high street shopping. There is also a bus from Warnham to Dorking every hour during the day.
- The village is generally a quiet and safe environment, with a relatively low crime rate.
- St. Margaret's Church is active and friendly and promotes many village activities for the Warnham community as a whole.
- The village is blessed with a myriad of walking paths in the lovely countryside surrounding Warnham.
- There are two well-patronised pubs in the village offering meals and drinks.
- Apart from the lovely village green there is a cricket ground across the road from Stanford Orchard with games played most Saturdays during the season.
- The 100-year-old Warnham Club (formerly the Comrades Club), adjacent to Stanford Orchard, is available for membership at a very small cost offering fellowship, pub facilities and a number of table games.

The accommodation with approximate room sizes comprises:

Main Entrance Door to:

Secure Entrance Lobby
With entry-phone system and letterboxes. Security entrance door to

Communal Entrance Hall
With staircase and lift to all floors.

Second Floor

Private Front Door to apartment.

Entrance Hall
With night storage heater, coved ceiling, cloaks cupboard, airing cupboard housing the hot water cylinder, entry phone.

Living/Dining Room
A large L-shaped room with twin double-glazed front aspect overlooking the courtyard, two night storage heaters.

Kitchen
Double-glazed side aspect. Fitted with a range of base and wall-mounted cupboards and drawers with complimenting worktop surfaces having coloured ceramic tile splashback and incorporating a 1 1/2 bowl sink unit with chromium monobloc tap, Indesit touch control hob with a filter hood over, Indesit high-level double oven, space and plumbing for a washing machine and a dishwasher, pelmet lights, ceramic tiled floor.

Bedroom 1
Double glazed side aspect, double width wardrobe cupboard, night storage heater.

En-Suite Shower Room
With vanity shelf with a back-to-wall W.C, pedestal wash hand basin with chrome mixer taps and tiled splashback, shower cubicle with an Aqualisa shower control, wall bracket and hand shower, part tiled walls, Greenwood Airvac.

Bedroom 2
Double glazed side aspect, range of built-in wardrobe cupboards, night storage heater.

Bathroom
Comprising a panelled bath with chromium mixer tap, wall bracket and hand shower, concertina shower screen, a back-to-wall W.C, mirror with light, pedestal wash hand basin, chromium mixer tap, electric wall mounted towel warmer, Greenwood Airvac, electric wall heater.

OUTSIDE
There are well-attended communal gardens with various seating areas surrounding the buildings and non -allocated spaces for residents and visitors in the car park.

TENURE
Leasehold - The incoming purchaser will be granted a new 99-year Lease.
Yearly Service Charge—£4459.30 for 01 December 2025 - 30 November 2026
Yearly Ground Rent —£55

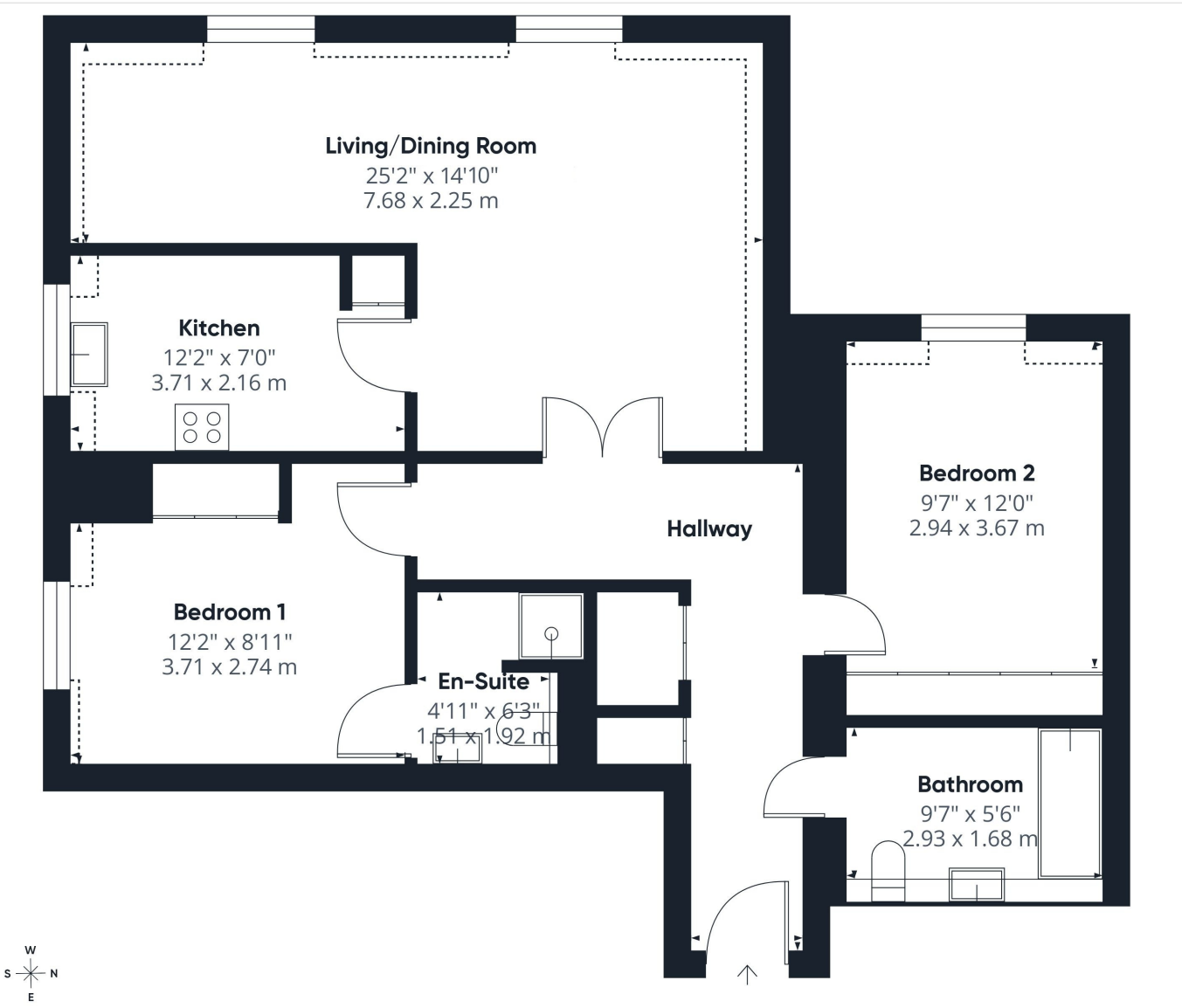
Council Tax Band - E

Agent's Notes: 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 relating to the above.

We are advised that prospective purchasers will be required to complete an approval process to confirm they are a qualifying purchaser, which will include completing an RLHA application form following which a Purchase Information Pack will be issued by RLHA and an interview with the Estate Manager will take place on site. There is a one-off fee of £150 (plus V.A.T.) for the associated administration.

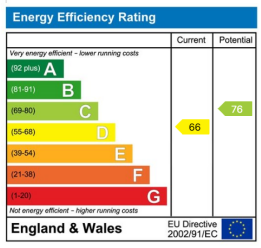
Referral Fees: Courtney Green routinely refers prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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 to each individual AML check carried out.



Approximate total area(1)
844 ft²
78.5 m²

Reduced headroom
42 ft²
3.9 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.

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