









# 22 Stanford Orchard

Warnham, West Sussex, RH12 3RF

Price £185,000 Leasehold

COURTNEY GREEN

Est.1988

Estate Agent • Letting Agent • Managing Agent

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# 22 Stanford Orchard, Warnham, Horsham, West Sussex, RH12 3RF

**Courtney Green are delighted to offer for sale this first-floor flat, specifically designed for** the over 60's and situated in this pleasant quintessential Sussex village, about three miles to the north of Horsham. The property features generous room sizes throughout and the accommodation briefly comprises; an entrance hall, a fitted kitchen with built-in appliances and a light and airy dual aspect living room. There is a principal bedroom with a modern en-suite shower room, a main bathroom suite and a second double bedroom/dining room. All windows are sealed unit double-glazed and the heating is all electric. Viewings are strongly recommended with the vendor's sole agent Courtney Green.

**SITUATION:** Warnham village offers a selection of shops including a convenience store, a well patronised butchers, a church and two popular public houses. Warnham station is within a short drive and provides a service to London via the Dorking line. There is easy vehicular access to the A24 and A264 subsequently leading to the M23 and motorway network. Horsham town centre, with its comprehensive range of facilities including mainline railway station, shops, restaurants, public houses, sports centre and cinema, is approximately 3 miles distant. Metrobus operates a daily hourly bus service (weekdays and Saturdays) into Horsham from the Old School, School Hill.

**OTHER ATTRACTIONS OF LIVING IN WARNHAM**
- There is a well-stocked convenience store, a hairdresser, and a first-class butcher in the main street.
- There is a popular Gym on the main street which, amongst other activities, offers Pilates and exercise sessions for seniors.
- There is 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. The air is fresh and unpolluted.
- 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.

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.

**First Floor Landing** With private front door to

**Entrance Hall** Night storage heater, coved and textured ceiling, cloaks cupboard and airing cupboard housing a hot water cylinder and shelving.

**Living Room** Double glazed double aspect to the side and rear, ornate fire surround with marble hearth and inlay, two night storage heaters, satellite point, telephone point.

**Kitchen** Double glazed side aspect. Fitted units comprising base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a 1½ bowl white sink with chromium monobloc tap, Electrolux electric hob with filter hood over, Blomberg eye level double oven, Beko slimline dishwasher, Haier washing machine, fridge/freezer, tiled splashback, vinyl flooring.

**Principal Bedroom** With double glazed side aspect, built-in wardrobe cupboard, free-standing double width mirror fronted wardrobe, night storage heater, telephone point, fan light.

**En suite Shower Room** With a full-width over-size shower cubicle having a chromium thermostatic shower control, wall bracket and hand shower and a glass screen, pedestal wash hand basin, vanity shelf with back to the wall w.c., shaver point, chromium towel warmer, Greenwood Airvac extractor fan, illuminated mirror.

**Bedroom 2/Dining Room** Double glazed side aspect, Dimplex wall mounted convector heater.

**Bathroom**
Fitted with a panelled enclosed bath with a chromium mixer tap and shower attachment, pedestal wash hand basin with chromium mixer tap, back to the wall w.c., vanity shelf, mirror and shaver point/light, Greenwood Airvac extractor fan, chromium towel warmer.

**OUTSIDE**

**Communal Grounds**
Surrounding the building are various well-tended communal gardens.

**Parking**
There is a residents' and visitors' car park, non allocated, to the front of the property.

**TENURE**
**Leasehold** - The incoming purchaser will be granted a new 99 years Lease.
**Maintenance Charge** - £4459.30 from the 1st December 2025 to 30th November 2026
**Ground Rent** - £50 per annum.

**Council Tax Band** - E

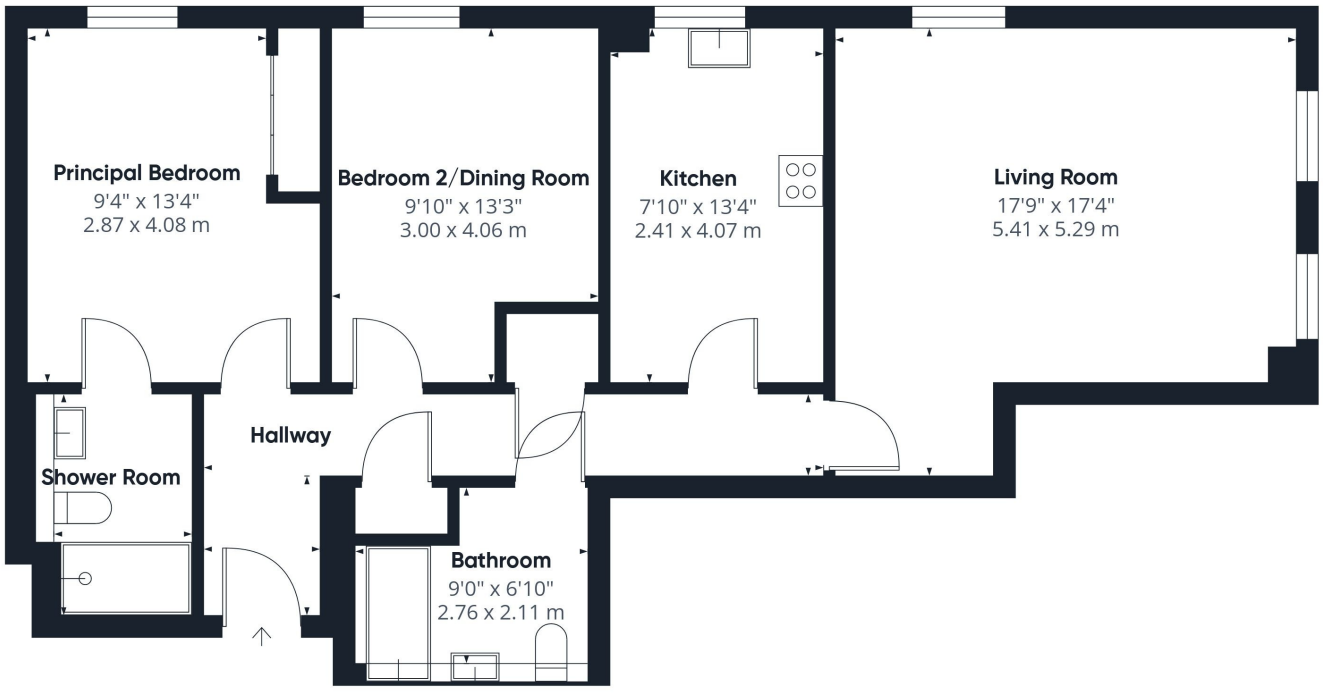
**Agent's Notes:** We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients in good faith, but we have not had sight of any formal documentation relating to the above.

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. The issue of a comprehensive Purchase Information Pack by RLHA and an interview with the Estate Manager on site. There is a one-off fee of £150 (plus V.A.T.) for the associated administration, which is non-refundable.

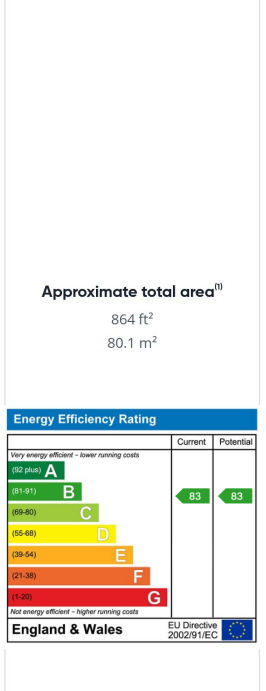
**Referral Fees:** Courtney Green routinely refers prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

**IMPORTANT NOTICE** 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.

**Ref:** 25/5900/29/10




**Approximate total area**(1)
864 ft²
80.1 m²




(1) Excluding balconies and terraces

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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