



13 Wyvern Place

Warnham, West Sussex, RH12 3QU
Guide Price £340,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to offer for sale this superb coach house-style duplex maisonette situated within a highly regarded courtyard development built by Gleeson Homes in 2006 in the very heart of Warnham village. The properties are arranged around a central green with a nature pond and within sight of the historic village Church. Properties within the courtyard are very sought after and rarely available, and viewings are strongly recommended by the vendor's sole agent, Courtney Green. **There will be no forward chain.**

The accommodation comprises, on the first floor, a double bedroom, luxury bathroom with a separate shower, and a spacious modern open-plan kitchen/living room. On the ground floor there is an entrance hall with a turning staircase rising to the first floor level, and a door giving access to a relatively large private garden. A single garage is situated to the rear of the property along with additional parking.

SITUATION: Warnham village offers a selection of shops including a convenience store, a well-patronised butcher shop, 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 vehicle access to the A24 and A264, subsequently leading to the M23 and motorway network. Horsham town centre with its comprehensive range of facilities including the mainline railway station, shops, restaurants, sports centre and cinemas, is approximately 3 miles distant.

The accommodation comprises:

Frosted double glazed **Front Door** to

Entrance Hall

With wood flooring, double glazed rear aspect and double glazed door to the garden, radiator, cloaks cupboard with shelf and hanging rail.

Staircase to

First Floor Landing

With wood flooring throughout the first floor accommodation. Radiator, double width cupboard with hanging rail, boiler cupboard housing Potterton Powermax HE boiler. Double glazed skylight.

Open Plan Kitchen/Living Room

Kitchen area with twin double glazed skylight to the front. Fitted with a modern range of base cupboards and drawers with complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, stainless steel gas hob with filter hood over and Bosch oven under, space and plumbing for washing machine, integrated Electrolux dishwasher, ceramic tiled splashback, wall lights, black and white ceramic tiled flooring, central peninsula with cupboards under and seating area, and shelving to the rear. Living Area with double glazed front aspect, two radiators.

Double Bedroom

Double glazed rear aspect, access to loft space, two radiators, built in cupboard.

Bathroom

Double glazed skylight. Fitted with a modern white suite comprising a panel bath with chromium mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splashback and chromium mixer tap, shaver point, localised tiling, mirrored cabinet, chromium towel warmer, oversized shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, tiled walls.

OUTSIDE

To the rear of the property there is an enclosed private garden which is of a relatively good size with an area of patio and lawn, brick store to the rear. Gated rear access leads to forecourt to the rear where there is parking and access to a single garage with up and over door.

TENURE

Leasehold - 125 years from 01/01/2005

Service Charge - From 01/01/26—31/12/26 £1,261.77

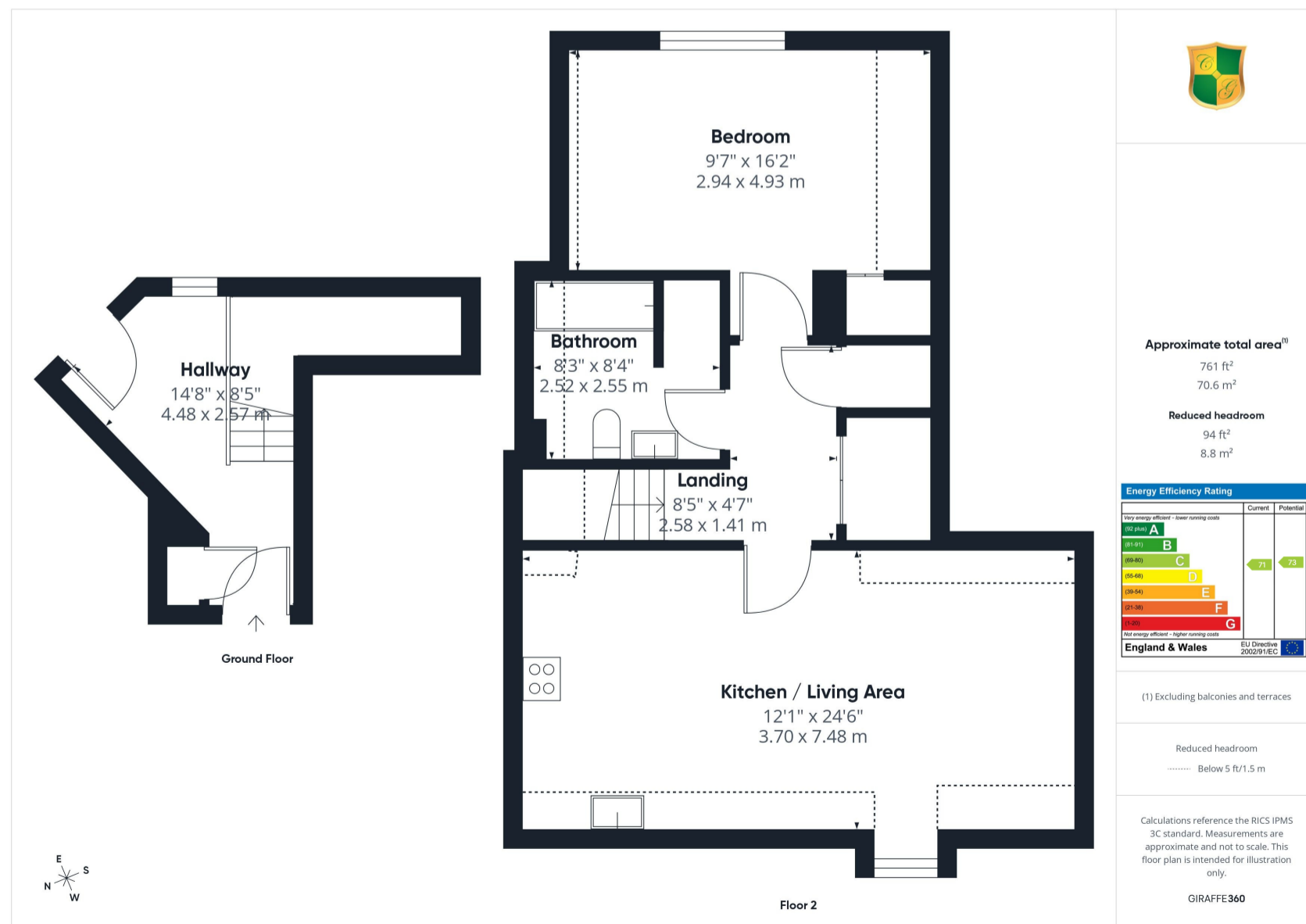
Ground Rent - £200 for 1st 50 years, £400 for the next 50 Years and £800 until the end of the term.

Managing Agents - Courtney Green

Council Tax Band - D

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.

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.



Approximate total area⁽¹⁾
761 ft²
70.6 m²

Reduced headroom
94 ft²
8.8 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C	71	73
D		
E		
F		
G		
Less energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

(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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