



42, Gardeners Close | Warnham | West Sussex | RH12 3RJ

 **FOWLERS**  
ESTATE AGENTS





## 42, Gardeners Close

Warnham | West Sussex | RH12 3RJ

**£225,000 LEASEHOLD**

Situated in the heart of the sought after village of Warnham is this very spacious two bedroomed first floor apartment with a good length of lease and low outgoings. The property has gas fired central heating to radiators and is double glazed and is being offered for sale with immediate vacant possession. There is a private garden with the apartment. The property is situated in a quiet location close to major transport links, excellent schooling, stunning walks, village facilities and there is good access to Horsham town centre and nearby Broadbridge Heath with several superstores.



### Entrance

Communal front door leading to:

### Communal Hall

Staircase to first floor landing, personal front door with inset spy hole leading to:

### Hall

Radiator, numerous cupboards, one housing gas fired boiler and one housing the hot water tank.

### Living Room

Large room with a double aspect and a large window overlooking the neighbouring allotment making a pleasant outlook, fire surround with inset gas fire, radiator, double glazed windows, opening to:

### Kitchen

A large kitchen comprising: worksurface with inset stainless steel single drainer sink unit with mixer tap having base cupboards under, fitted washing machine, further matching worksurfaces with base cupboards and drawers beneath, breakfast bar, fitted oven, fitted fridge/freezer, range of eye-level units, double glazed window, radiator, larder.

### Bedroom One

Double glazed window with

outlook over neighbouring allotments, triple length mirrored wardrobe with sliding mirror fronted door, additional furniture comprising: two wardrobes, bedside cabinets, space for double bed with further storage over, radiator.

### Bedroom Two

Fitted double wardrobe, radiator, double glazed window.

### Shower Room

Fully tiled walls and a white suite comprising: large shower cubicle with electric mixer shower, vanity unit with inset wash hand basin with mixer tap and storage under, w.c., twin medicine cabinets, double glazed window, radiator, further medicine cabinet, towel rail.

### Outside

#### Private Garden

Visible from the living room to one corner of the development is a garden that is for the sole use of this property. It is open plan in design at present, though we understand boundary fencing could be installed. The garden is almost entirely laid to lawn and has a timber garden shed to one corner.

### Further Gardens

The development is enclosed by further areas of lawn and we understand there is an agreement with the residents for a local contractor visit regularly and cut the lawn.

### Small Store

Situated to the rear is a small brick built store.

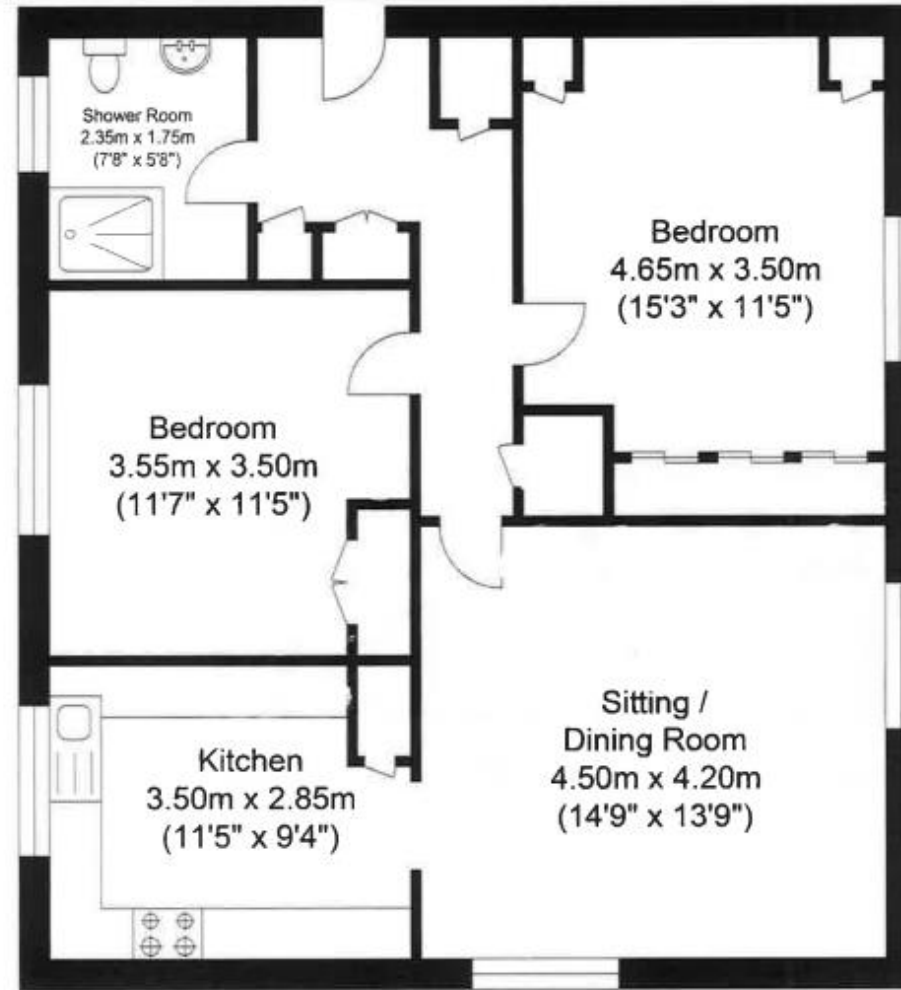
### Parking

To the front of the property is ample residents parking.

**EPC RATING= C**  
**COUNCIL TAX= C**  
**ANNUAL MAINTENANCE IN**  
**2024= £850.00**  
**GROUND RENT= £10.00 A**  
**YEAR**  
**LEASE APPROX. 91 YEARS**







*"We'll make you  
feel at home..."*



Managing Director:  
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS [www.fowleronline.co.uk](http://www.fowleronline.co.uk) [billingshurst@fowleronline.co.uk](mailto:billingshurst@fowleronline.co.uk) 01403 786787

#### Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.