



## Flat 9, Warnham Manor, Ends Place

Guide Price £350,000



# Flat 9

## Warnham Manor, Horsham

This stunning apartment offers a superb blend of living and bedroom space that totals approximately 974 sq.ft. It has fabulous views of the communal grounds and adjoining lakes. Also of note is the opportunity for use of the exclusive leisure complex, including a heated swimming pool. The apartment is accessed via the impressive, communal reception hallway/private entrance. The main reception space is the open plan and generously proportioned sitting room with a double aspect. Adjacent to the sitting room is a separate kitchen with a range of wall and base cabinets as well as a selection of integrated appliances. There is also a tiled floor ample space for a dining table.

The main bedroom suite enjoys views over the communal grounds and has a selection of fitted wardrobes. There is an accompanying en-suite bathroom which has a walk-in shower, wash hand basin and low-level WC. The second bedroom is also of decent proportions and offers fitted cupboard space and is partly fitted out as a study/work from home office with quality built-in storage space, a desk and shelving. The main bathroom has a wall mounted shower over the bath, a wash hand basin and a low-level WC.

Council Tax band: F

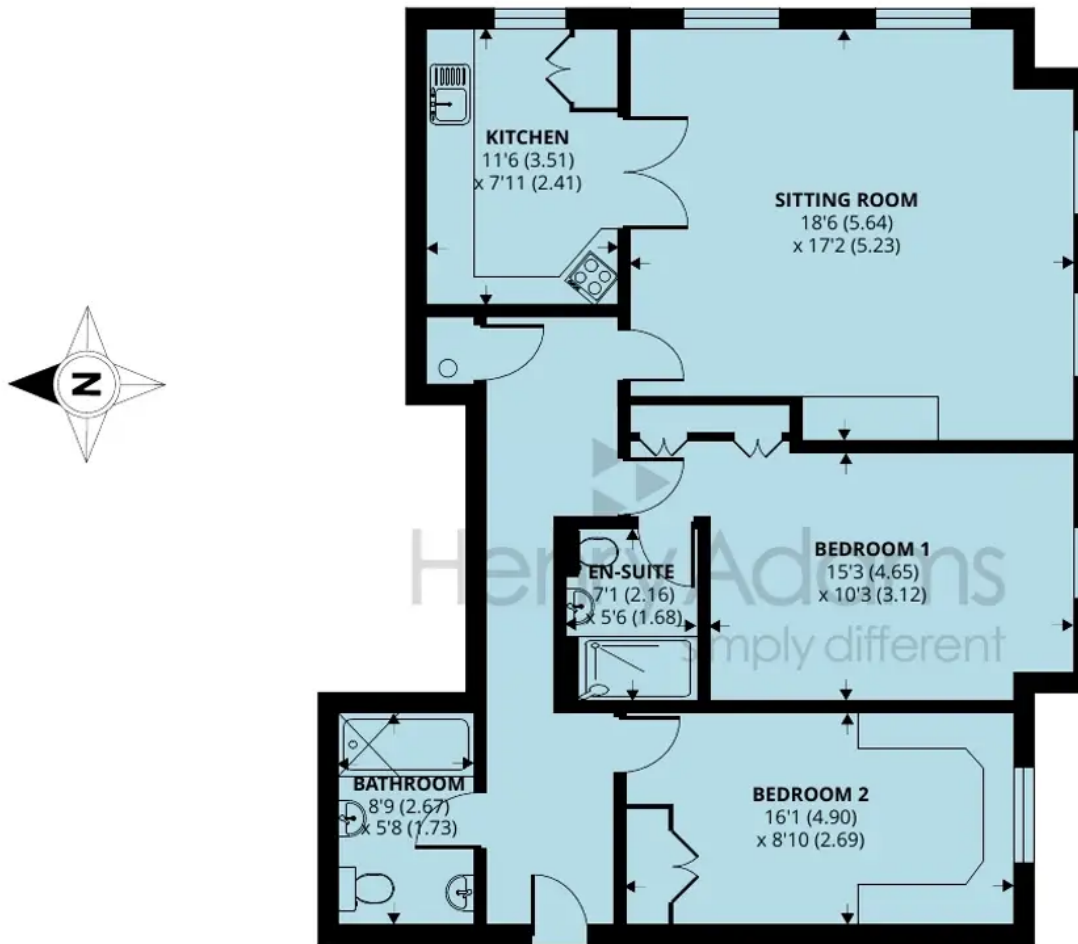
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two bedroom luxury apartment
- Spacious sitting room
- Kitchen with integrated appliances
- Two bathrooms
- Stunning communal grounds
- Exclusive leisure complex





FIRST FLOOR

## Flat 9, Warnham Manor, Ends Place, Byfleets Lane, Horsham, RH12 3RN

Approximate Area = 974 sq ft / 90.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1069189





## Henry Adams - Horsham

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