



6 The Woodford, Warnham

Guide Price £318,750

6 The Woodford

Warnham, Horsham

This superbly designed three bedroom home showcases an outstanding specification throughout having been built in 2019 and is situated within the countryside on the outskirts of Warnham village. It is perfectly situated to provide that charming rural/village lifestyle, yet convenient enough to keep a grasp on town living with Horsham close at hand. This wonderful home offers you an ideal opportunity to step onto or up the property ladder with a 75% share via Shared Equity which unlike other schemes requires no rent or interest on the remaining 25% share, no matter how long you own the property. Immaculately presented throughout, this home provides a spacious open plan kitchen/dining space, a bright and inviting sitting room with double doors leading out to an attractive rear garden and completing the ground floor is the cloakroom. Upstairs, the large main bedroom benefits from a modern en-suite shower room and a built-in wardrobe. Two further spacious bedrooms can be found and a well-appointed family bathroom.

Please note this property is subject to eligibility criteria. Call us to find out more. Full market value - £425,000

Agent Note: Monthly Service Charge - approx. £30.00 / per month for Maintenance of communal areas and drainage. (subject to change).

Council Tax band: D

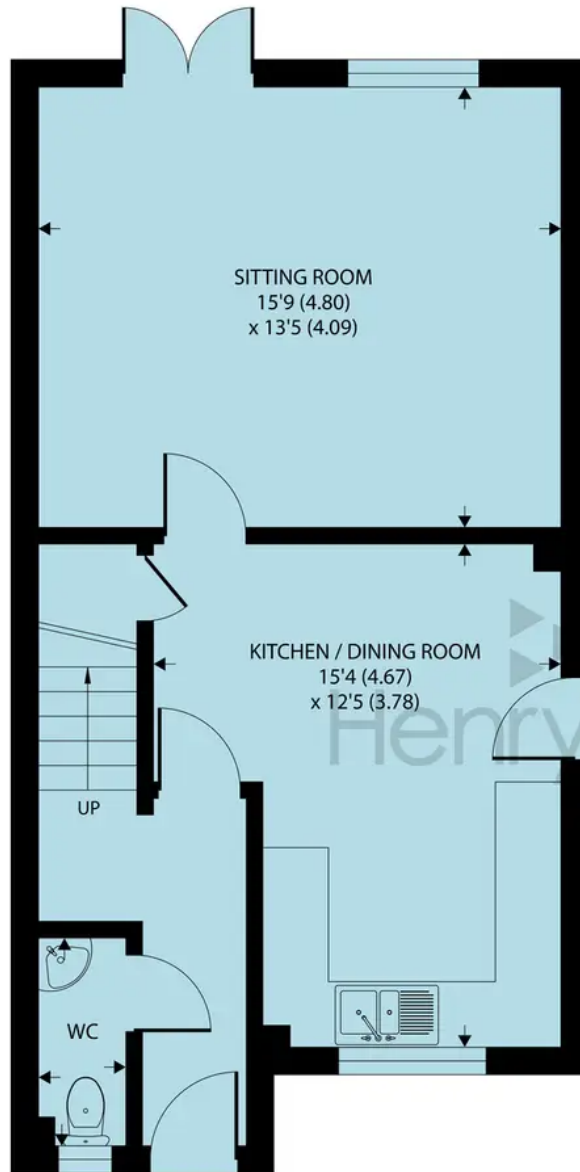
Tenure: Freehold

EPC Energy Efficiency Rating: B

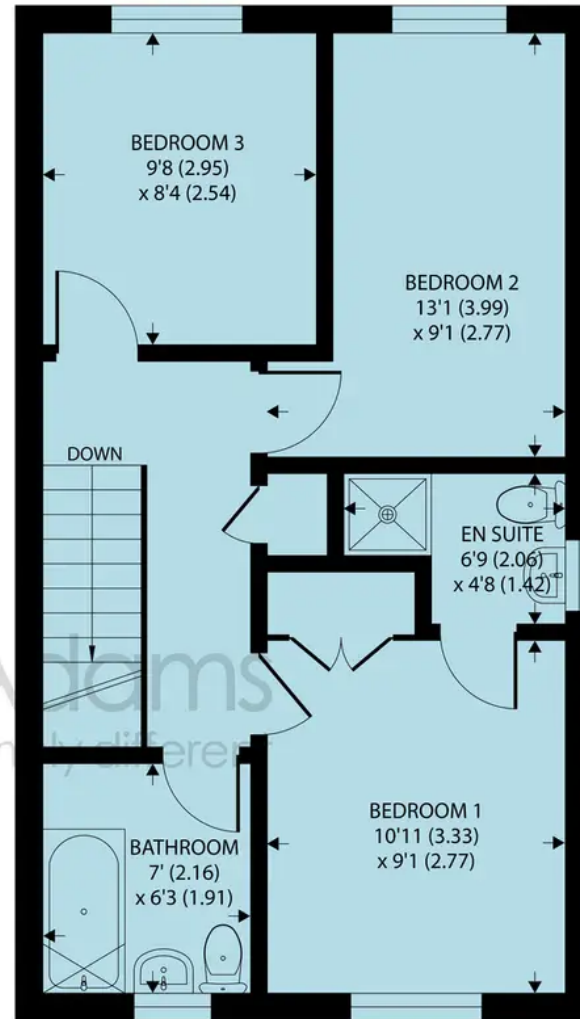
EPC Environmental Impact Rating: B

- Three Bedroom Family Home
- Built in 2019
- 75% share via Shared Equity





GROUND FLOOR



FIRST FLOOR

The Woodford, Warnham, Horsham, RH12 3XU

Approximate Area = 951 sq ft / 88 sq m

For identification only - Not to scale



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.