



7 Church Street, Warnham

Guide Price £500,000 - £535,000

7 Church Street

Warnham, Horsham

This stunning period property has been recently renovated by the current owners and is presented to a high standard whilst keeping the character of the period property. Situated in the heart of Warnham in a sought after village location and close to local amenities including two public houses and a traditional butchers. Warnham also benefits from a train station, as well as nearby countryside, well regarded local schools, Horsham town centre and nearby pubs and restaurants.

There is a welcoming entrance porch leading through to a delightful sitting room with log burner with large windows letting making a lovely light room. The property continues to impress with a kitchen/breakfast room with modern shaker style kitchen with contrasting worktops and butler sink and window above looking out to the rear garden. Appliances include an electric oven, ceramic hob with extractor over, and integrated dishwasher & fridge/freezer. There is also a large cupboard/utility area off the kitchen with space for washing machine and tumble dryer.

Upstairs the property offers three bedrooms, two of which are double bedrooms with the third bedroom benefiting from built in storage/wardrobes. The family bathroom offers a modern suite with a white suite comprising panelled bath with shower & shower screen, low level w.c., basin unit with storage under, and finished with chrome-effect towel rail and gloss tiling.

The front garden is enclosed by a picket fence with a path leading to the front door. A side gate leads into the south-east facing garden which is mainly laid to lawn with mature flower beds and a pathway leading to the outbuilding. There is a rebuilt and useful outbuilding at the end of the garden which offers a lot of potential for further useful spaces and has power & lighting; It would make a great office for those working from home or other uses.

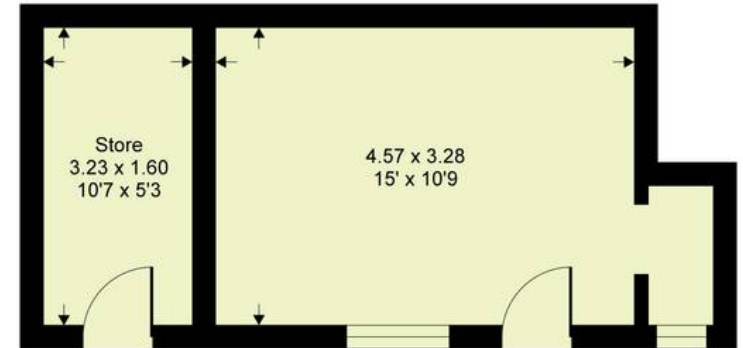
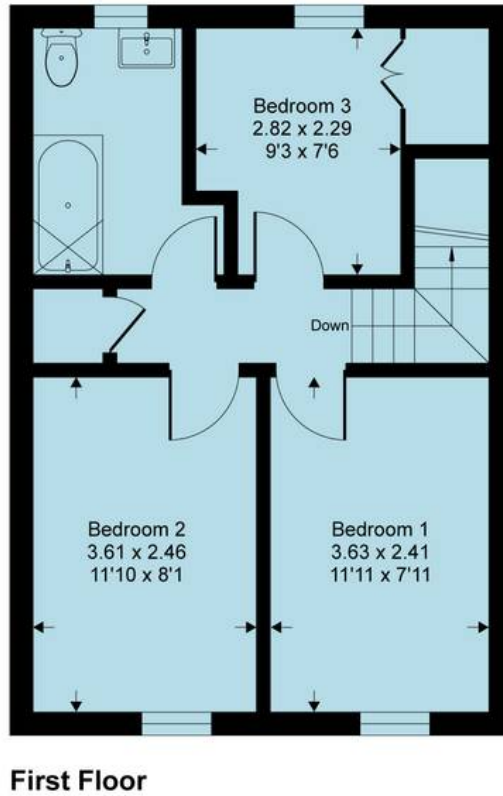
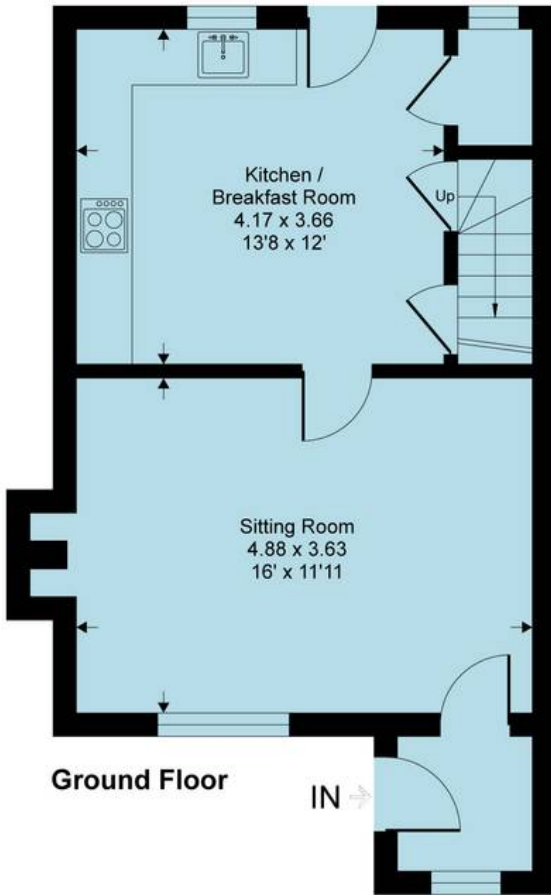
Council Tax band: D

Tenure: Freehold



Church Street, RH12

Approximate Gross Internal Area = 78.1 sq m / 841 sq ft
Approximate Outbuildings Internal Area = 21.7 sq m / 234 sq ft
Approximate Total Internal Area = 99.8 sq m / 1075 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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