



## Warnham Manor, Ends Place

Guide Price £475,000

# Warnham Manor, Horsham

A spacious three bedroom duplex apartment located in Warnham village in the stunning 20 acre grounds of Warnham Manor. One of only 18 apartments in the development. There is an exclusive leisure complex, including a heated swimming pool, sauna, jacuzzi, gym and tennis courts available to residents.

To the ground floor there is the added benefit of a private entrance via the double doors, a light and spacious sitting room and modern kitchen with integrated appliances, ample cupboard space with room for a dining table. The cloakroom has room for a washing machine and tumble dryer.

The main bedroom has an en-suite shower room and the family bathroom has a bath and walk in shower. All of the bedrooms have fitted wardrobes and look out onto the beautiful views of the communal grounds and lake.

There is residents parking, a spacious garage with loft storage.

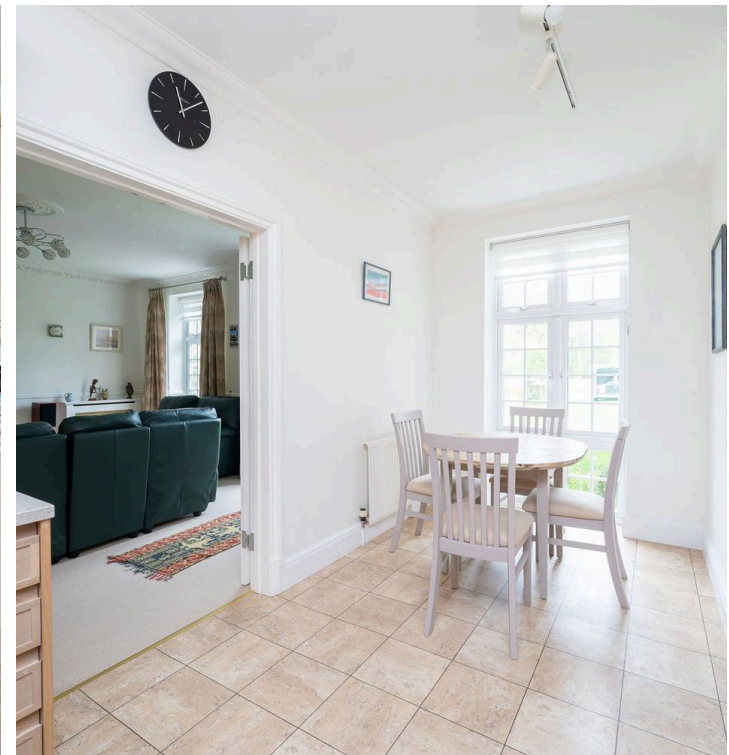
Agents Note: Annual service charge £8289.36

Council Tax band: G

Tenure: Share of Freehold with running Lease; 998 years from 1992.

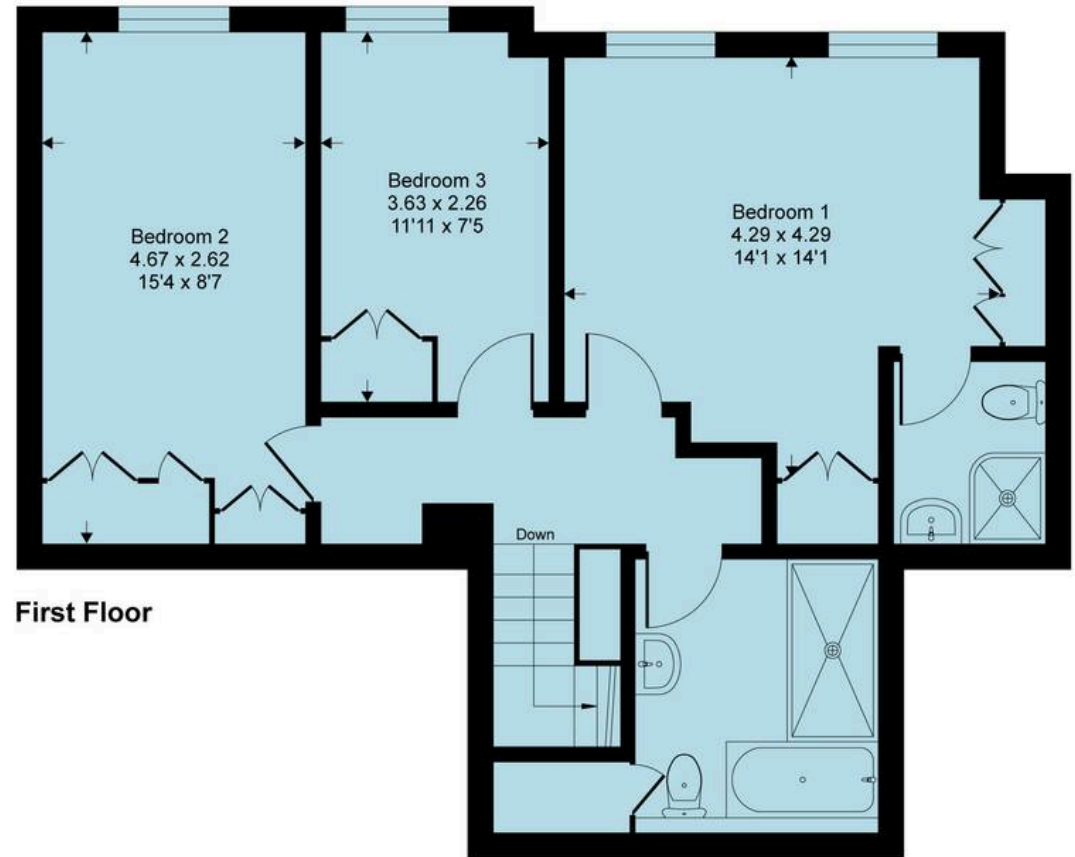
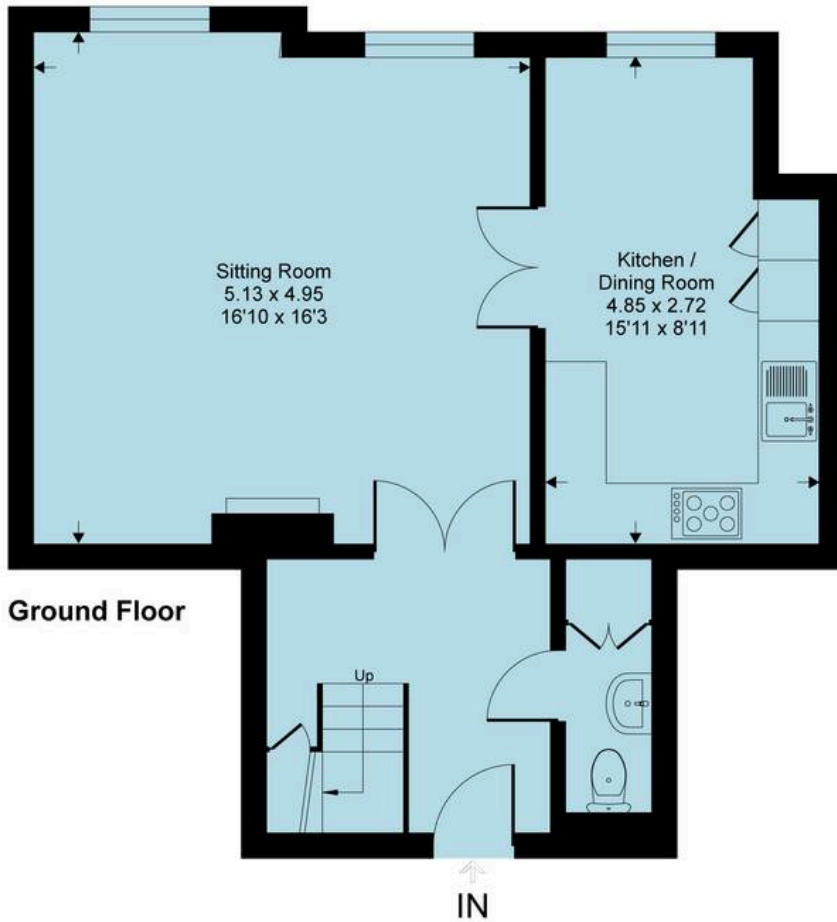
EPC Energy Efficiency Rating: C EPC Environmental Impact Rating: D

- Spacious Living Area
- En-suite to Main Bedroom
- Parking and Garage
- Onsite Leisure Complex with Indoor Pool and Tennis Courts
- Private Approach and Gated Entrance
- Picturesque Communal Grounds and Lake
- Close to Horsham town centre and easy transport links to London and Gatwick



# Warnham Manor, RH12

Approximate Gross Internal Area = 109.7 sq m / 1181 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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