



Apartment 10 The Warren
Horsham Road, Handcross, RH17 6DX.



Mark Revill & Co

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Guide Price £425,000

This splendid first floor apartment forms part of a fine country house formerly a hunting lodge in the late 19th Century set in beautiful grounds. This delightful apartment enjoys a private garden extending to about a third of an acre enclosed by rhododendron bushes and arranged mainly as lawn with a timber built chalet/summerhouse. The apartment has its own ground floor entrance with stairs leading to a fine galleried landing and features a superb triple aspect sitting room with wide bay window and handsome fireplace, a newly fitted kitchen complete with quartz work surfaces and appliances, 2 double bedrooms, en suite bathroom to the main bedroom and a shower room with part original tiled walls. The apartment has the benefit of gas fired central heating and recently installed double glazing, there is a garage with adjacent wood store plus ample visitors parking.

Situated in this idyllic rural location lying just 1.6 miles west of Handcross village which offers a good range of local shops, amenities, a primary school and a recreation ground. The renowned National Trust Nymans Gardens is at the southern edge of the village and the A23 is close at hand providing a direct route to the motorway network and nearby Gatwick Airport (11.5 miles). Crawley lies 5.7 miles to the north, Horsham 5.4 miles to the north west and



Haywards Heath 7.7 miles to the south east, all of which offer a comprehensive range of shops, an array of restaurants, leisure facilities and a mainline station.

Own Ground Floor Entrance With newly installed double glazed composite front door to:

Hall Natural wood flooring. Radiator. Half panelled walls. Stairs to:

FIRST FLOOR

Galleried Landing Large skylight. Half panelled walls. Decorative stair balustrade. Deep cornicing. Hatch to loft space.

Living Room 22' x 15' (6.71m x 4.57m) An impressive triple aspect room with wide double glazed bay window enjoying a delightful outlook over the grounds. Handsome fireplace with decorative timber surround, slate hearth, ornate hand painted tiled insert and cast iron canopy. Deep cornicing. Dado rail. 3 radiators.

Excellent Kitchen 11'4" x 8'6" (3.45m x 2.59m) Comprehensively fitted with a quality range of units with quartz work surfaces and upstands comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped work surface, cupboards, deep drawers, integrated **washing machine** and **dishwasher** beneath. Built-in slide and hide **electric oven**, brushed steel **4 ring gas hob**, brushed steel extractor hood over. Range of wall cupboards incorporating eye level **microwave oven**. Integrated **fridge/freezer**. Matching quartz window sill. Panelled dado. Double glazed window. Worktop lighting. Radiator. Karndean flooring.

Bedroom 1 19'1" into bay x 15'9" (5.82m x 4.80m) A fine double aspect room with wide double glazed bay window overlooking the grounds. Hatch to loft space. 4 wall light points. Radiator. Deep cornicing.

En Suite Bathroom White suite comprising P shaped bath, independent shower over, glazed screen, basin with single lever mixer tap, cupboard under, adjacent shelf with cupboard under, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Electric underfloor heating with timer switch. Double glazed window. Fully tiled walls. Tiled floor.

Bedroom 2 15'8" x 8'11" (4.78m x 2.72m) Good size built-in wardrobe/store cupboard with glazed door. 2 tall double glazed sash windows. Radiator.

Shower Room Fully tiled shower with traditional chromium fitting, glazed bi-fold door, basin with mixer tap, close coupled wc. Large built-in slatted shelved airing cupboard housing pre-insulated hot water tank, cupboard over housing Worcester gas boiler. Shaver point. Extractor fan. Radiator. Part tiled and part timber clad walls.

OUTSIDE

Brick Built Garage Remote controlled up and over door. Light and power points. Adjacent **wood store**.

Lovely West Facing Gardens Extending to about 0.3 of an Acre Lying immediately opposite the entrance to the apartment with curved lawn providing access to the main area which is arranged mainly as lawn with silver birch, enclosed on three sides by rhododendron bushes providing shelter and seclusion. Wooded area to one side. Post and rail fencing to the far end. **Timber summerhouse** (11'6 x 7'1) with veranda, double glazed window and doors.

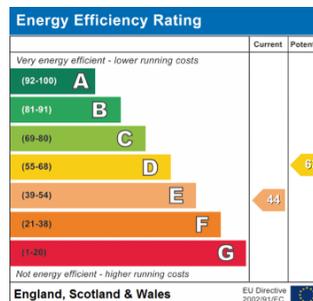
OUTGOINGS

Ground Rent Peppercorn.

Maintenance £420 per quarter.

Lease 999 years from 11th April 1997.

Note: Each resident owns a share of the freehold company known as 'The Warren', Handcross Residents' Association Ltd (WHRA).





PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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