



Tilletts Lane, Warnham, West Sussex, RH12 3RE



woodlands





Available to cash buyers as an excellent investment opportunity, and being sold with no-onward chain, this first floor studio apartment is located in the sought-after village of Warnham in the heart of the Sussex countryside, but just a short drive to the vibrant market town of Horsham and offers the new owners scope to enhance and improve, to create their own stamp on style and décor.

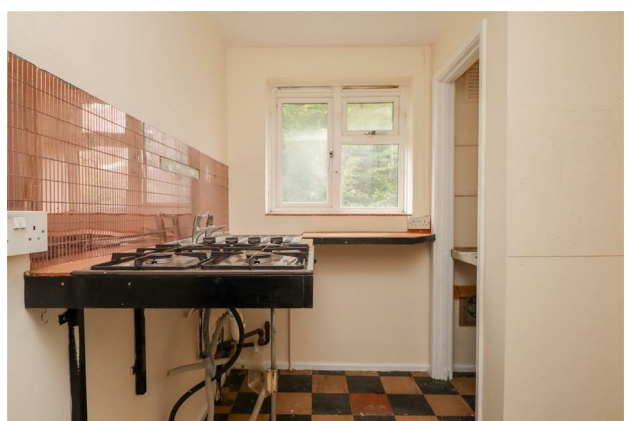
Warnham is a vibrant village, with a range of excellent amenities you would hope for- with a selection of independent shops, a village primary school, quaint public houses, a village train station and stunning countryside walks all on your doorstep, you can see why so many people choose to settle here, and being just a few miles from Horsham means you get all the added advantages of a large market town but the peaceful pace of village life- the perfect balance.

From the communal parking area, a communal hallway serving just 2 apartments leads to the first floor. On the landing is a large store cupboard. The front door of the property leads into a small entrance hall, with all rooms accessible from here. The main living/sleeping space is semi-partitioned, and this could be further enhanced to create a full bedroom space, thanks to the twin windows. It is a large room, with alcove shelving and neatly divides sleeping and living accommodation to good effect. The rest of the accommodation consists of a kitchen, currently fitted with base units, a pantry cupboard and a large airing cupboard, with room for freestanding appliances and a bathroom completes the internal space.

Externally the property benefits from a rear garden and large outside storage shed measuring approximately 6'03" x 6'06". The property benefits from a new 125 year lease on completion.

Please note that due to the size of the dwelling, this property may not be suitable for purchase with a mortgage.

Please note, we have been informed the resident of 27 Tilletts Lane has a right of access to rear garden to access their external store.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**STAIRS TO FIRST FLOOR**

**FRONT DOOR TO:**

**ENTRANCE HALL**

**LIVING/DINING AREA 9'11" x 10'11" (3.02m x 3.33m)**

**SLEEPING AREA 9'11" x 8'07" (3.02m x 2.62m)**

**KITCHEN 8'10" x 6'05" (2.69m x 1.96m)**

**BATHROOM 5'05" x 6'02" (1.65m x 1.88m)**

**OUTSIDE**

**REAR GARDEN**

**OUTSIDE STORE & LEAN TO 6'06" x 6'03" (1.98m x 1.91m)**

**COMMUNAL PARKING**

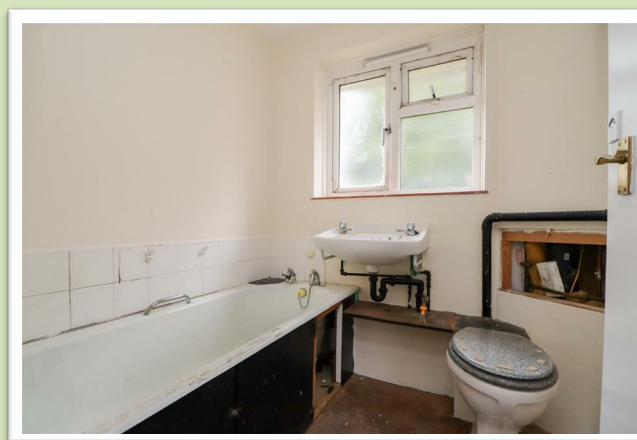
**OUTGOINGS**

**LEASE LENGTH: NEW 125 YEAR LEASE ON COMPLETION**

**SERVICE CHARGE: £877.95 PER ANNUM**

**GROUND RENT: NONE PAYABLE**

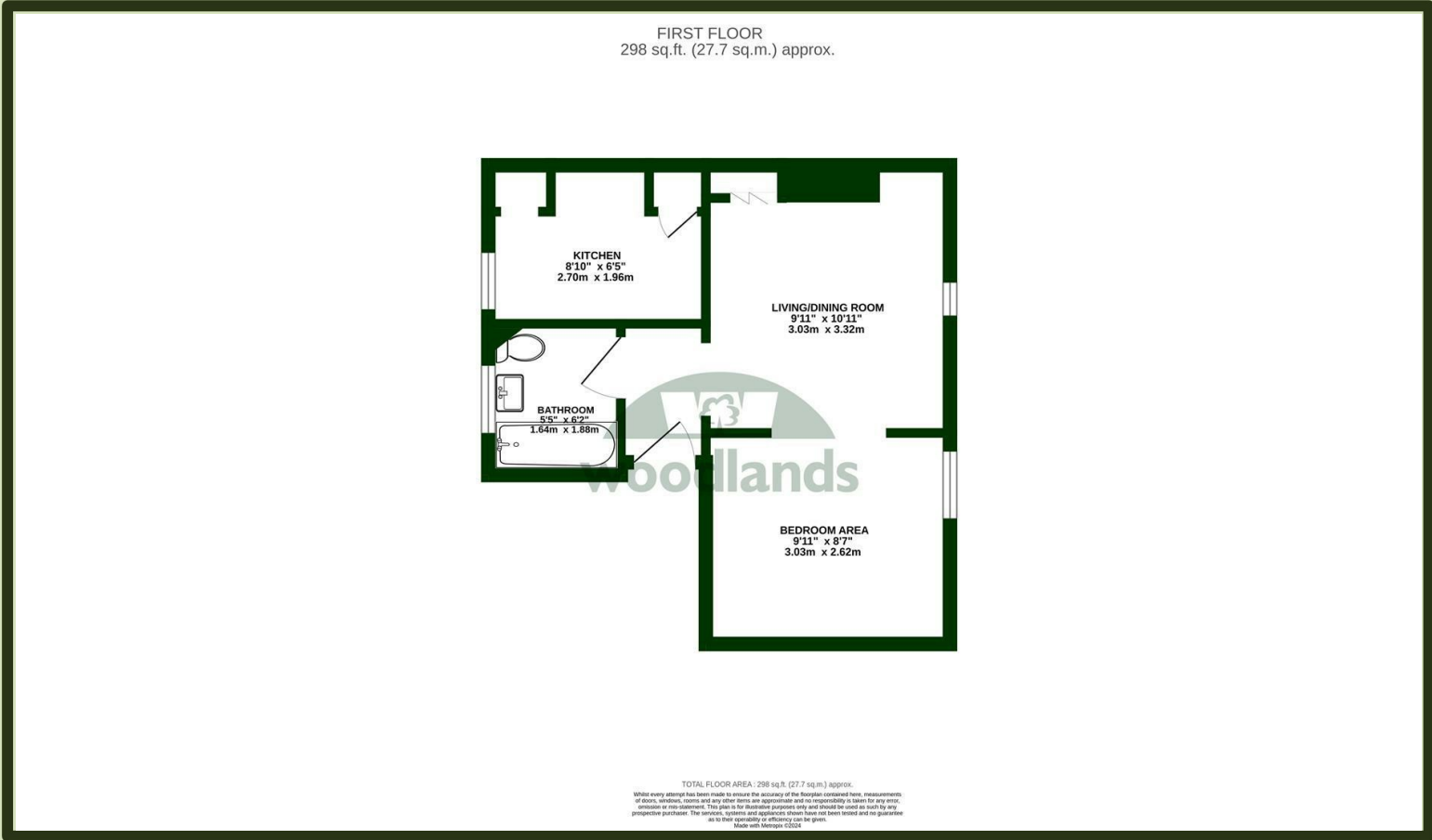
**NO ONWARD CHAIN**



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270



COUNCIL TAX: Band A.

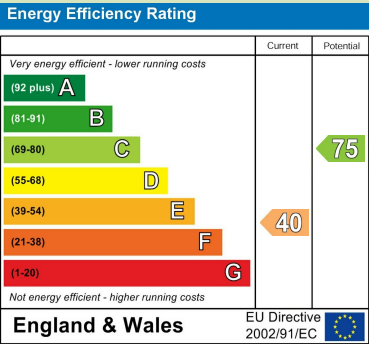
EPC Rating: E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.