



**27 Tilletts Lane, Warnham – RH12 3RE**  
**£160,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

## 27 Tilletts Lane

Warnham, Horsham

- 1 double bedroom ground floor apartment
- Greatly improved by the sellers
- Ideal first time or investment purchase
- Private garden
- Resident parking
- Popular village location
- Currently let at £TBC
- Close to country walks, shops and transport links

A well presented and superbly located 1 double bedroom ground floor apartment with private garden and no onward chain.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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The property is situated in this popular village, within easy access of beautiful country walks, major transport links and shopping facilities.

The accommodation comprises: communal entrance with private locked storage, hallway, modern shower room, sitting room with storage and doors into the double bedrooms.

The kitchen has been refitted with an attractive range of units and integrated appliances.

Benefits include double glazed windows and gas fired central heating to radiators (combination boiler located in the kitchen).

There is ample resident parking and a private 23' x 13' gravelled & paved garden to the front of the property.

Tenure: Leasehold

Lease: 125 years from 1998

Maintenance charge: £201.77 per 3 months (£807.07 per annum 2025-2026)

Maintenance review period: Annually

Ground rent: None payable

Ground rent review period: N/A

Managing agents: Saxon Weald

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Warnham is a pretty and historic village with stunning country walks, close to Horsham. Within the village, there is a highly regarded Church of England primary school, a convenient village store for everyday needs and an acclaimed butchers supplying the best of locally sourced produce. Two excellent country pubs offer superb indoor/outdoor dining facilities and a warm welcome. Warnham is home to a magnificent deer park and the 92-acre Nature Reserve, a treasured heritage asset to the Horsham district with its multiple habitats, wildlife and dominating Millpond. Providing ample parking, a cake-filled café, picnic facilities, trails and hides, there are attractions for the whole family. Access to the nearby Downs Link provides breath-taking routes for the avid cyclist, horse-rider or walker. Warnham has its own train station with direct links to London Victoria and Waterloo. The vibrant town of Horsham is alive with regular markets and enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Fine-dining and 5\* spa hotels, pubs and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens.

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## Mansell McTaggart Horsham

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