



The Woodford, Warnham

Guide Price £251,250

The Woodford

Warnham, Horsham

Nestled in the picturesque village of Warnham, this beautifully presented two bedroom maisonette offers an ideal opportunity to step onto the property ladder with a 75% shared equity scheme. This wonderful home offers you an ideal opportunity to step onto or up the property ladder with a 75% share via Shared Equity which unlike other schemes requires no rent or interest on the remaining 25% share, no matter how long you own the property. The full market value is £335,000

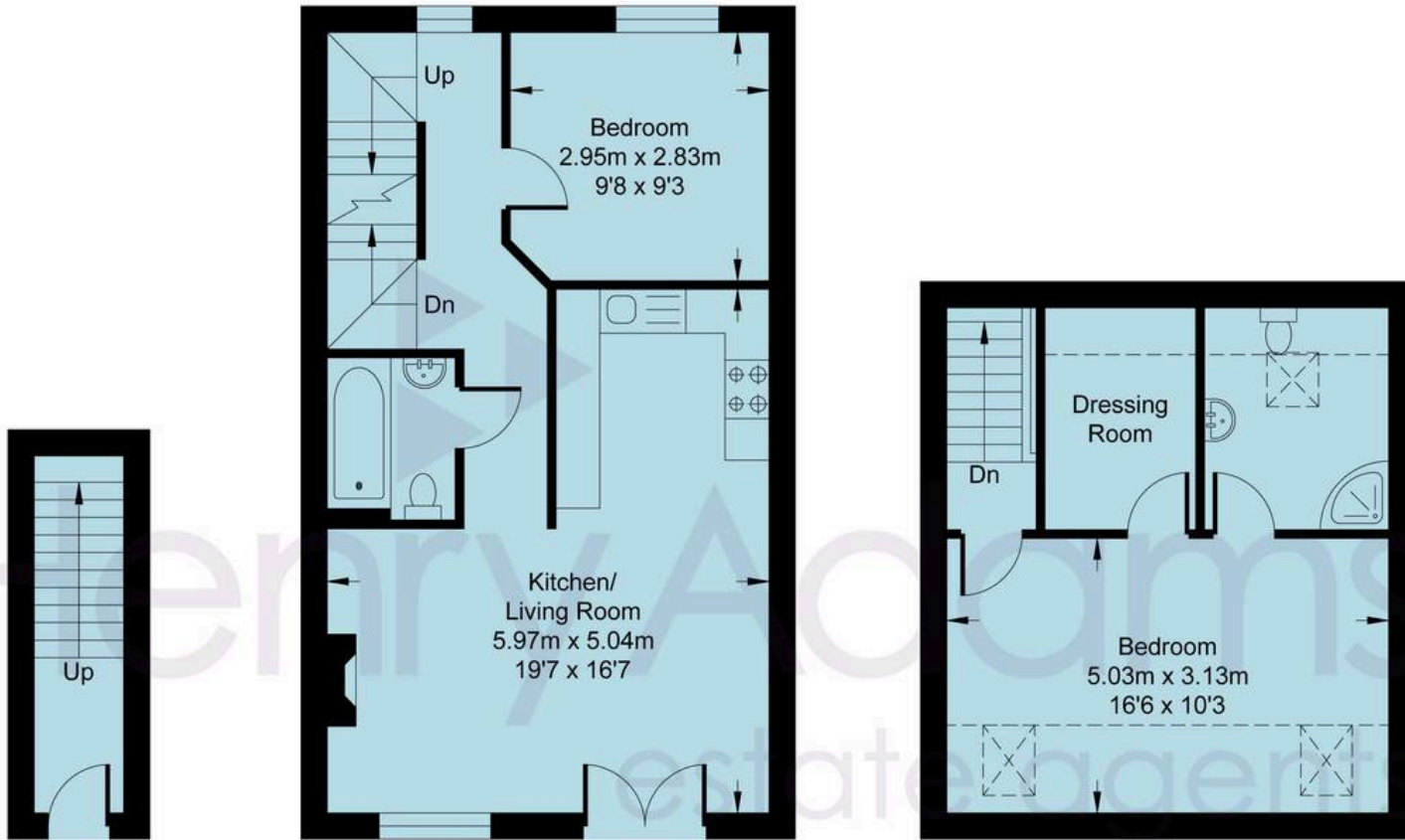
The property is accessed via its own private front door, providing a sense of independence and privacy.

Inside, the spacious open plan living and dining area is flooded with natural light, enhanced by a charming Juliette balcony that brings the outdoors in and creates a welcoming atmosphere for both relaxing and entertaining. The modern kitchen is thoughtfully designed to maximise space and functionality, making it perfect for every-day living. The main bedroom boasts its own en suite shower room with a spacious walk in wardrobe while the second bedroom is served by a contemporary family bathroom, offering flexibility for guests, family, or home working. Additional features include ample storage throughout and an allocated parking space, ensuring convenience for residents.





HOME
WHERE
MUM IS



GROUND FLOOR FIRST FLOOR

SECOND FLOOR



The Woodford

Approximate Area = 840.01 sq ft / 78.04 sq m

Total = 840.01 sq ft / 78.04 sq m

For identification only - not to scale



The property benefits from a delightful rear garden area, ideal for enjoying the warmer months, hosting a barbeque, or simply unwinding after a busy day. The garden is easily accessible and provides a private outdoor retreat, perfect for those who appreciate a touch of greenery. The maisonette also enjoys a peaceful setting within the heart of Warnham, a sought-after village known for its friendly community, local amenities, and scenic countryside walks. With its blend of modern comfort, outdoor space, and village charm, this property represents a rare opportunity for buyers seeking a well-balanced lifestyle. Whether you are a first-time buyer or looking to downsize, this maisonette offers a superb combination of style, practicality, and location.

Warnham boasts a couple of shops including an award winning butchers and a newsagent/general store. There are two Public Houses, a church, school and a wonderful sense of community. There is a mainline station at Warnham and also a bus service or short car journey into Horsham. The nearby town of Horsham offers more substantial shopping, leisure and transport facilities with mainline services to Victoria, Waterloo, London Bridge, Gatwick and the South Coast.

Agent note - Management fee £363.24 annually approx

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.