



10 Wyvern Place, Warnham

Guide Price £635,000

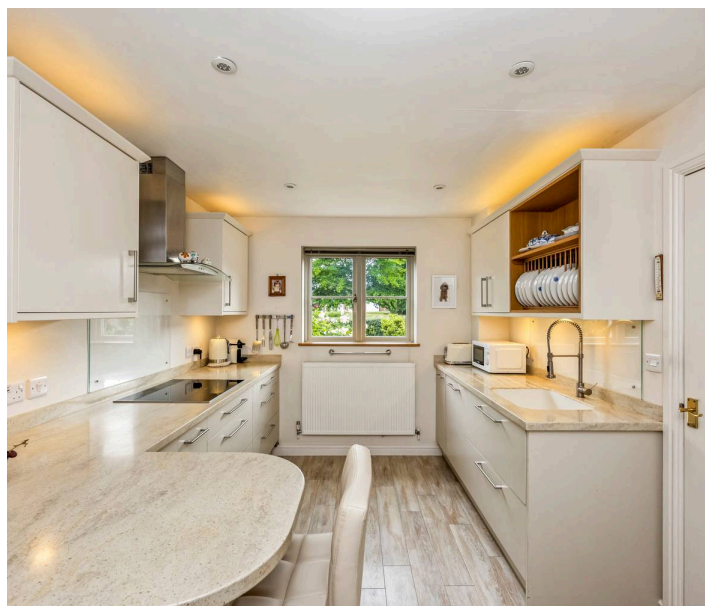
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Warnham, Horsham

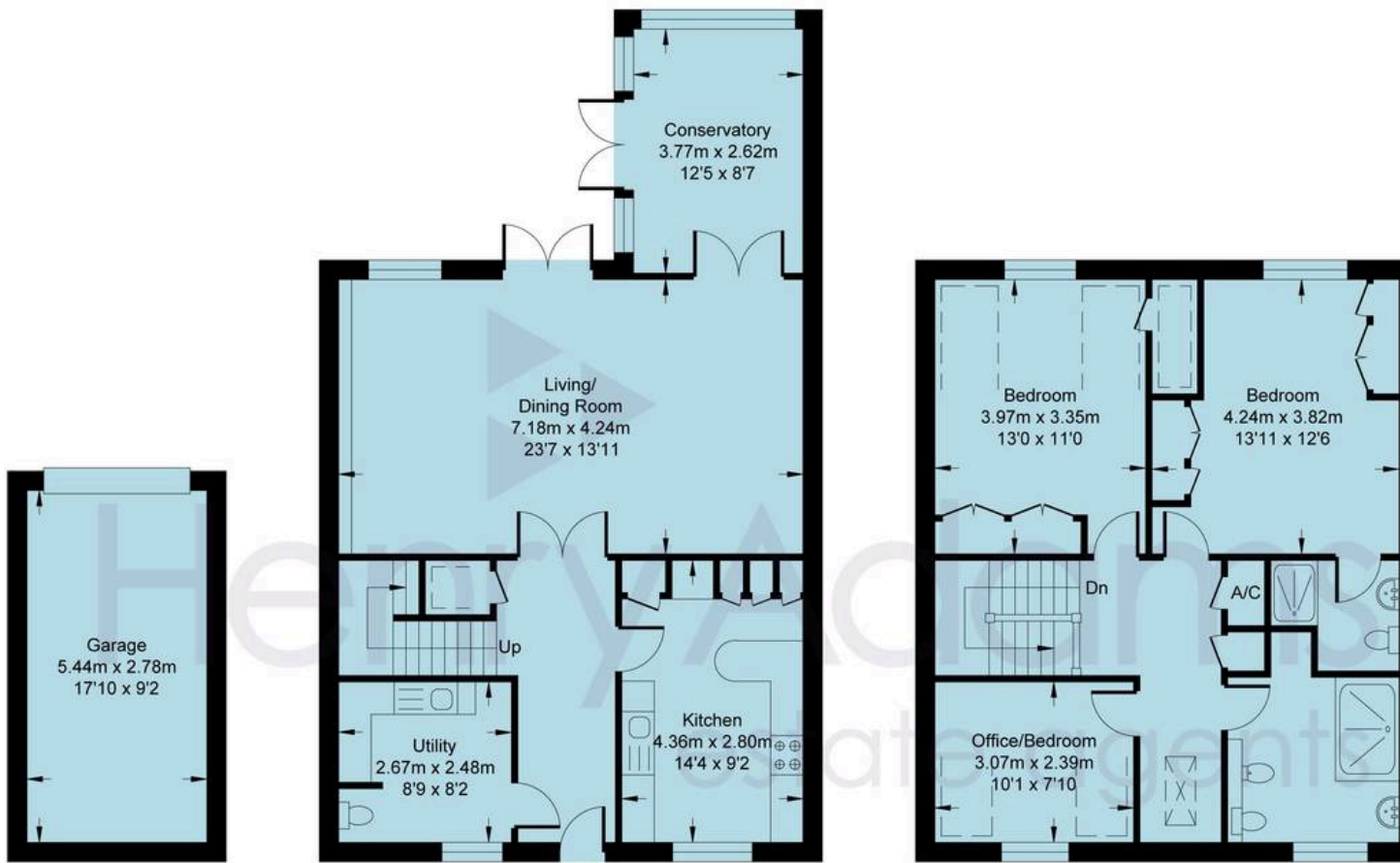
Nestled in the heart of the charming village of Warnham, this well-presented three bedroom mid-terrace house offers an ideal blend of comfort and convenience. The property features a thoughtfully designed kitchen, complete with high quality MIELE fitted appliances, providing a perfect space for culinary enthusiasts. The spacious living area flows seamlessly into a bright conservatory, creating an inviting setting for relaxation or entertaining guests throughout the year.

The main bedroom benefits from an ensuite bathroom, while the property also offers a further family bathroom and a convenient ground floor utility room with WC. Two additional bedrooms provide ample accommodation for family or guests. Additional highlights include a garage and two private parking space (ideal for residents and visitors alike), as well as double glazing and gas central heating for year-round comfort. With Warnham train station commuters will appreciate the excellent transport links, while local amenities, schools and countryside walks are close at hand.

The property boasts a delightful rear garden, thoughtfully landscaped with mature planting that offers both privacy and seasonal colour. A generous patio area provides the perfect spot for al fresco dining, morning coffee or summer entertaining, with direct access from the conservatory. The garage is conveniently positioned for easy access, and there is an additional allocated parking space for residents' use. The front of the property is attractively presented with a well-maintained approach, enhancing the overall kerb appeal.







GARAGE

GROUND FLOOR

FIRST FLOOR



Wyvern Place

Approximate Area = 1453.88 sq ft / 135.07 sq m
 Garage = 162.75 sq ft / 15.12 sq m
 Total (Excluding Garage) = 1453.88 sq ft / 135.07 sq m
 For identification only - not to scale



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Wyvern Place is an attractive small village green style development in a tucked away position, with a wildlife pond and green set in the heart of the sought after village of Warnham, close to the village amenities. The village is noted for its period houses and cottages with easy access to the surrounding countryside. The village has a church, primary school, village shop, butcher, two pubs and railway station. Horsham is about 2 miles providing excellent facilities and a rail services to London. The A24 Horsham by-pass is about 1 mile providing access to the coast, Gatwick Airport, the M23 and the national motorway network.

Agent note - Management estate fee £388.53 paid per 6 months (£777.00 approx per annum)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







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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.