



42 Friday Street

Warnham, West Sussex, RH12 3QX

www.alexharveyestateagents.co.uk



Alex Harvey
A passion for property

42 Friday Street

A beautifully presented and improved, three-bedroom cottage, situated on a mature plot with a secluded rear garden. Located in the ever-popular village of Warnham, with local amenities nearby and a short drive from Horsham town and mainline railway station.

- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- DINING ROOM AND SITTING ROOM
- REFITTED BATHROOM
- SECLUDED REAR GARDEN
- CONVENIENT VILLAGE LOCATION



This conveniently located home offers plentiful and versatile accommodation arranged over three floors and set on a mature plot with a secluded rear garden.

The ground floor has a sitting room, dining room, and kitchen/breakfast room. The sitting room, to the front of the property, is a lovely bright space with plenty of natural light from the bay window and the feature fireplace, with ornamental surround, makes for a cosy space in the winter. The central dining room has a decorative fireplace and for storage there is an understairs cupboard and built-in cupboards.

The kitchen/breakfast room is a particular feature of this home with practical yet stylish tiled flooring and an abundance of light from the vaulted ceiling with skylights. The kitchen is fitted with shaker-style units with complementing worktops and finished with under-unit lighting. Appliances include double oven, four-ring gas hob with extractor over and integral dishwasher.

The central stairwell leads to the upper floors with two double bedrooms and bathroom on the first floor and a third double bedroom on the second floor. The recently refitted bathroom comprises a ball & claw rolltop bath, pedestal basin, W.C., and separate shower cubicle, and is beautifully finished with modern tiling on the walls and floor.



OUTSIDE

The property is approached via a gated picket fence leading to the path leading to the side entrances and to the rear garden. The secluded rear garden, designed by Architectural Plants, is a lovely space with mature and well-maintained plants and a sizeable decking area providing the perfect space for al-fresco dining and summertime entertaining.

Warnham village has a wonderful community atmosphere and offers a village store, award-winning butchers, primary school, and two well-rated public houses that both serve great food. Warnham has its own railway station with services to London Victoria and Horsham. The village is surrounded by beautiful, open countryside and is just a short drive from Horsham town centre with shopping and recreational facilities.





Approximate Area = 1034 sq ft / 96 sq m
 Limited Use Area(s) = 178 sq ft / 16.5 sq m
 Total = 1212 sq ft / 112.5 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1319063

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property.
 Council Tax Band E. EPC-D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
 or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

