



13 Warnham Court

Warnham, Horsham, West Sussex, RH12 3QF

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Alex Harvey
A passion for property

Warnham Court

A rare opportunity to acquire the 1658 sq ft Penthouse apartment occupying the whole top floor of Warnham Court, a beautiful Grade II listed Georgian country house. Converted in 2001 and sitting in 14 acres of communal gardens, with 360° panoramic views over Warnham Park and the surrounding West Sussex countryside from three private roof terraces.

- THREE BEDROOMS & THREE BATHROOMS
- THREE PRIVATE ROOF TERRACES @ 993 SQ FT
- 27 FT X 23 FT SITTING/DINING ROOM
- 21 FT KITCHEN/DINING ROOM
- LIFT & TWO ALLOCATED PARKING SPACES
- 14 ACRES OF PARKLAND GARDENS



The penthouse apartment at Warnham Court is a lifestyle choice for anyone, the perfect combination of the convenience of being just outside Horsham town centre, in the middle of a quaint West Sussex village, combined with the privacy and security of a private estate, the space of a family home, and the opulence and inspiration afforded by having one of the best views the County has to offer.

At 1658 sq ft the accommodation is generous as well as balanced and bathes in huge amounts of natural light with its lofty position and numerous French doors and windows. Like most mansion apartments of years gone by there is a generous size hall that runs down the spine, providing access to all rooms as well as a study area with a view to inspire any poet.

Access to 993 sq ft of private terracing can be accessed off the double aspect L shaped sitting room/dining room, the kitchen/dining room and all three bedrooms through six sets of French doors. The living space is dominated by 27ft x 23ft reception space and 21ft kitchen/dining room at one end of the apartment, with three bedrooms, two of which are ensuite at the other, all cleverly interlinked with the use the terracing, but the design of which also offer that degree of privacy and separation where required.



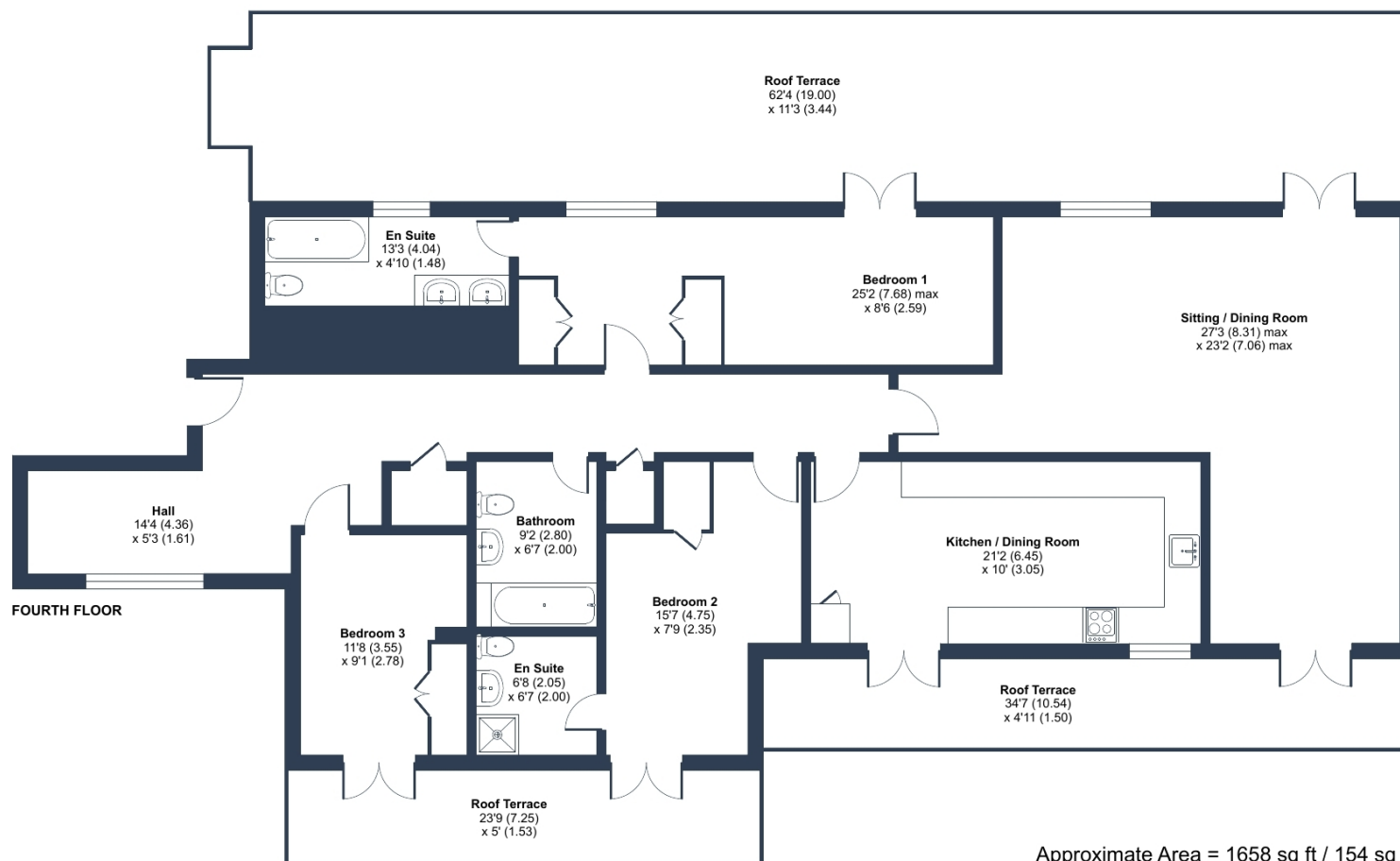
OUTSIDE

Warnham Court is approached down a private driveway from Bailing Hill heading south towards Warnham Park at the end of which is the entrance to the car park. The Penthouse has two allocated spaces, both closest to the main front door.

The house and car park sit centrally in 14 acres of parkland style gardens, with rolling lawns, bordered by terracing and planting tended all year round, all cloaked by mature woodlands with plenty of private and shady spots to quietly relax or entertain with guests.

Warnham village has a wonderful community atmosphere and benefits from a village store & award-winning Butchers. There are two public houses that both serve excellent home cooked meals. Warnham has its own railway station with services to London Victoria and Horsham.





Approximate Area = 1658 sq ft / 154 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). © nlichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1332438

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 a pumped system to mains drainage are currently connected to the property.
Council Tax Band F. EPC-D. Agents Note: An estate service charge is payable for this property.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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