



1 Farm Close

Warnham, West Sussex, RH12 3QT

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Alex Harvey
A passion for property

1 Farm Close

A fabulously located three-bedroom detached home, situated on a mature plot with single garage en-bloc & driveway parking. Located in the ever-popular village of Warnham, close to local amenities which include a mainline railway station, and just a short drive to Horsham town.

- THREE BEDROOMS
- OPEN PLAN SITTING/DINING ROOM
- POTENTIAL TO EXTEND (STPP)
- MATURE 88 x 50' REAR GARDEN
- GARAGE EN-BLOC & DRIVEWAY
- NO ONWARD CHAIN



This rarely available detached home, in need of some modernisation, offers plenty of potential with spacious and versatile accommodation, set on a generous plot with mature gardens and has no onward chain.

The welcoming porch leads to the hallway that in turn provides access to the sitting room, kitchen, stairwell to the first floor and the downstairs cloakroom.

The dual aspect sitting/dining room is a lovely bright space with plenty of natural light, feature fireplace and sliding doors leading into the garden.

The kitchen, to the rear of the property, is a good size, ready for you to fit the kitchen of your dreams. The current kitchen includes a variety of units with stone-effect worktops, a free-standing cooker and a fridge/freezer. The back door leads into the conservatory which enjoys views of the rear garden.

The stairwell leads to the first-floor landing, with access to two double bedrooms, airing cupboard, single room and the family bathroom. Bedrooms one and two both have built-in storage. The bathroom has been fitted with a white suite comprising panelled bath, WC, pedestal basin, separate shower cubicle, and finished with floor to ceiling tiling.

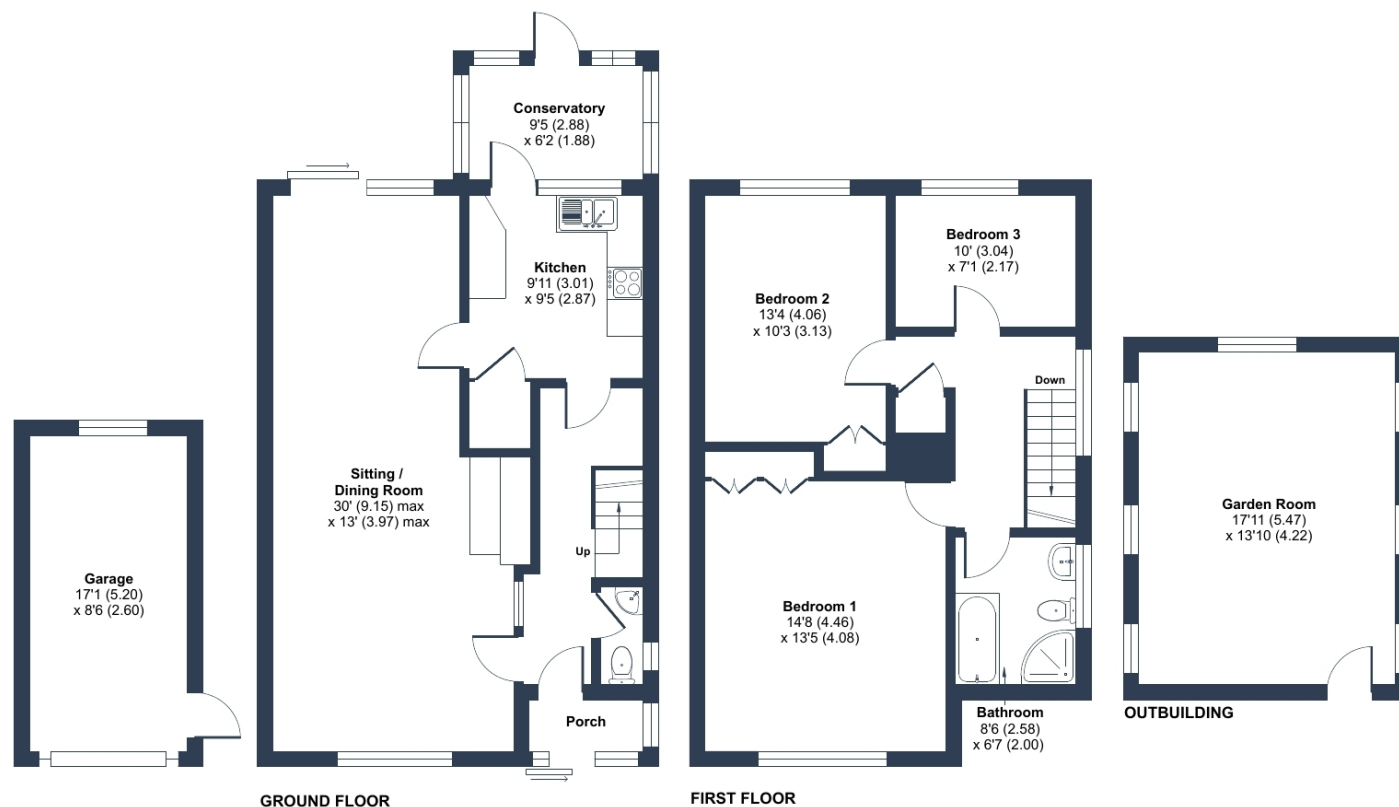


OUTSIDE

The property is approached via a driveway* which leads to the en-bloc garage and the remote-controlled side gate leading to the rear garden. The garden is a particular feature of this home, at 88 ft long it is perfect for aspiring gardeners. Mainly laid to lawn with mature shrubs, trees and flower beds, the garden also features a 17'11 by 13'10 garden room which could have power installed in order to be used as an office.

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 open countryside with easy access into Horsham town centre with shopping, recreational and transport facilities.





Approximate Area = 1243 sq ft / 115.4 sq m
 Garage = 146 sq ft / 13.5 sq m
 Outbuilding = 248 sq ft / 23 sq m
 Total = 1637 sq ft / 152 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). © nitchecom 2025. Produced for Alex Harvey Estate Agents. REF: 1326628

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 F. EPC-D.

Agents Note: The property is located within a conservation area. *The driveway has a legal easement granting the neighbour access.

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

