



Flat 11 The Pavilion, Graylands Estate  
 Langhurst Wood Road, Horsham, West Sussex, RH12 4QD  
 Prefix £350,000 Freehold



**COURTNEY  
GREEN**

Estate Agent • Letting Agent • Managing Agent

# Flat 11 The Pavilion, Graylands Estate, Langhurst Wood Road, Horsham, West Sussex, RH12 4QD

Courtney Green are delighted to be offering for sale this highly individual, two double bedroom first floor apartment, converted by Verve Properties in 2017. The accommodation comprises an open plan living/dining area with a Southerly aspect bi-folding doors opening to a covered balcony which makes the most of the breathtaking views. There is a high specification fitted kitchen with integrated appliances and a door opening to a second balcony, a dual aspect principal bedroom with a luxury ensuite shower room, a second double bedroom with full height windows overlooking the private garden and woodlands beyond, a further luxury bathroom and a large utility/storage cupboard. Further storage is provided by an individual locker cupboard located in a nearby communal hall. Outside there is allocated parking and ample visitor spaces available. The apartment forms part of Graylands Estate which is located less than five miles north of Horsham town centre, less than a mile from Warnham train station and with the stunning Sussex countryside surrounding the site, this really is the perfect combination of rural escapism and convenient living. Accessed via electric security gates with CCTV and remote entry, the tree lined driveway to Graylands and the extensive communal grounds have stunning southerly views across Horsham District and the South Downs Beyond. Graylands is also home to some fantastic local businesses including an onsite gym (membership required) and two unique café/food outlets.

The accommodation comprises:

## Entrance Hall

A convenient entrance hall which is flooded with light thanks to a cleverly positioned skylight and has a large storage/utility cupboard housing Megaflow hot water tank.

## Living & Dining Room

A wonderful open and bright, dual aspect living space with bi-folding doors opening to the large covered balcony, further side window, wall mounted Warmup heating control for zoned under flooring heating, smooth ceiling with inset LED downlighters, wood flooring and opening to the kitchen.

## Kitchen

Kochwerk designed fitted kitchen with a range of soft closing eye and base level units with matching drawers and display lighting, complementing Silestone work top with matching upstands and inset stainless steel sink with matching mixer tap, inset Siemens four ring induction hob with concealed extractor fan over and Siemens oven under, integrated Siemens dishwasher, integrated fridge/freezer and door to side balcony.

## Principal Bedroom

A generously sized double bedroom with dual aspect windows overlooking the communal grounds and woodland beyond, wall mounted Warmup heating control for zoned under flooring heating, inset downlighting and fitted double wardrobe.

## Luxury Ensuite Shower Room

With a matching Duravit white suite comprising a corner shower with thermostatic handheld shower attachment and tiled niche, wall mounted basin with Crosswater mixer tap and soft closing drawer under, wall mounted steam free mirrored cabinet over, shaver point, low level w.c. with dual flush, inset downlighting, extractor fan, tiled flooring and chrome heated towel rail.

## Bedroom 2

A large double bedroom with side aspect dual windows overlooking the communal grounds and woodland beyond, wall mounted Warmup heating control for zoned under flooring heating, inset LED downlighting and door to side aspect balcony.

## Luxury Bathroom

Fitted with a matching Duravit white suite comprising panel enclosed bath with Crosswater centred mixer tap, wall mounted chrome thermostatic shower with rainfall shower head hand held shower attachment, glass screen and recessed storage shelf, wall mounted basin with Crosswater mixer tap and soft closing drawer under and wall mounted steam free mirrored cabinet over, shelving and shaver point, wall mounted w.c. with dual flush, inset downlighting, extractor fan, tiled flooring and chrome heated towel rail.

## OUTSIDE

There is one allocated parking spaces and several visitors parking spaces available in a nearby parking area. Within the communal areas there is a lockable bike store, beautifully kept, extensive communal gardens with public footpath and bridleways easily accessible, a communal BBQ area and bin store.

## TENURE

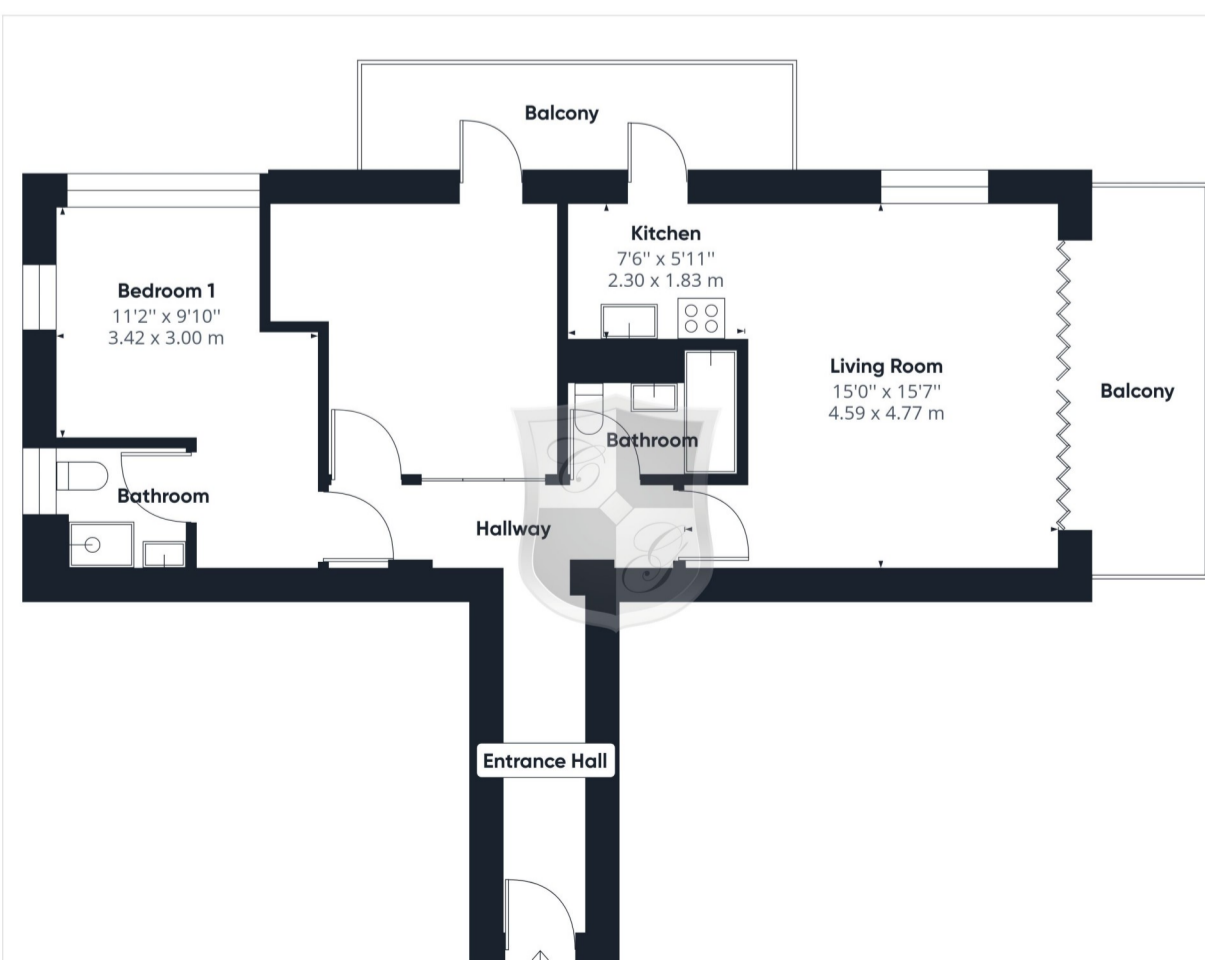
Lease Length: 243 years remaining  
Service Charge: £2480 per annum  
Ground Rent: £200 per annum  
Managing Agents: Bruntsfield

Council Tax Band: B

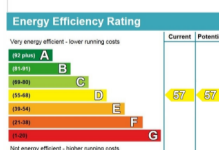
## Agent's Note:

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Approximate total area<sup>(1)</sup>  
590.55 ft<sup>2</sup>  
54.86 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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