



Coach House 3 Stable Courtyard  
Langhurstwood Road, Horsham, RH12 4QD  
Offers Over £350,000 Leasehold



COURTNEY  
GREEN  
Estate Agent • Letting Agent • Managing Agent

Courtney Green are delighted to bring to the market this beautifully finished purpose built mews house, forming part of the highly acclaimed courtyard development at Graylands Estate. Situated 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 two unique café/food outlets, with residents benefitting from a 10% discount at Torque Moto café. Offered to the market with no onward chain.

## Flexible Living

While each of the three homes in the Coach House are unique, all have been thoughtfully designed to offer the upmost flexibility when it comes to modern living accommodation. Rooms can be easily purposed to provide additional bedroom space for temporary visitors or styled as a study or dining room to suit if your needs change.

## Always Well Connected

The Stable Courtyard gives you the very best of countryside living while keeping you connected with the City, the coast and the major transport gateways to Europe and the world. Regular trains from Horsham can take you directly to London Bridge and Victoria, as well as Gatwick Airport, Chichester and Bognor Regis. Whether you want to commute to London, explore the English countryside or head abroad for business or relaxation, you could hardly choose a more conveniently placed home.

### 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.

Ref: 25/5768/19/03rev30/07

## Highlights include:

- Remainder of 10 Year BLP New-Build Warranty
- Two double bedrooms
- 996 Years remaining on lease
- Peppercorn Ground Rent
- High efficiency Air Source Heat Pump, providing heating and hot water
- High efficiency ambient underfloor heating system to ground floor, radiators to first floor
- Kochwerk fully fitted kitchen including granite worktops and Siemens appliances
- Energy efficient LED lighting throughout
- Beautiful countryside setting with far reaching views, private parking and a secure environment
- 2 Allocated parking spaces

## Outside

With its own private entrance from within the stable courtyard and benefitting from a full width terrace and individual parking area.

## TENURE

Leasehold - 999 years from 2021

Service Charge - £2000 per annum

Ground Rent - Peppercorn

Managing Agents - Brunsfield

Council Tax Band - D





**Approximate total area<sup>(1)</sup>**  
1005 ft<sup>2</sup>  
93.5 m<sup>2</sup>

**Reduced headroom**  
83 ft<sup>2</sup>  
7.7 m<sup>2</sup>

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs	A	89
(B1-91)	B	74
(G9-80)	C	
(G5-60)	D	
(G9-54)	E	
(G1-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

