



Flat 1 The Pavilion, Graylands Estate
 Langhurstwood Road, Horsham, West Sussex RH12 4QD
 Offers Over £275,000 Leasehold



**COURTNEY
GREEN**

Estate Agent • Letting Agent • Managing Agent

1 The Pavilion, Graylands Estate, Langhurstwood Road, Horsham, West Sussex RH12 4QD

Courtney Green are offering for sale this unique two double bedroom ground floor, garden apartment. The accommodation comprises an open plan living/dining and kitchen area with direct access to the garden, principle bedroom with a well-appointed en-suite shower room, second double bedroom and a luxury bathroom. The property benefits from a private allocated parking space, use of a bike store, extensive communal grounds and a long lease. The apartment is situated around four miles north of the town centre, close to the north side of Horsham, in a pleasant rural location, but still within reach of the town centre, with its comprehensive range of shopping, sporting and recreational facilities, together with the mainline station linking London Victoria. The area is well served with private and state schools and churches of many denominations. The A24 Horsham bypass provides easy access to London and the south coast, connecting with the M23 and M25, the complete motorway network and Gatwick International Airport. Internal viewings are highly recommended to appreciate the finer qualities this development has to offer.

The accommodation comprises:

Private **Front Door** to

Sitting Room

Open plan with the kitchen, Wall mounted Warmup heating control for zoned under flooring heating, t.v. aerial, telephone and DAB points, wood flooring throughout, smooth ceiling with inset LED downlighters and extractor fan.

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 and fridge/freezer

Master Bedroom

With front aspect full height window, t.v. aerial, telephone and DAB points, wall mounted Warmup heating control for zoned under flooring heating, continuation of wood flooring, fitted double wardrobe with hanging rail, shelving and drawers, smooth ceiling with inset LED downlighters

En-suite Shower

With matt finish porcelain tiles, part tiled. Guravit wall hung WC, wash hand basin and parlstone matt shower tray frameless glass shower screen together with wall mounted storage cabinets integral led lighting, shaver socket and mirror with demister function

Bedroom 2

With two front aspect full height windows, fitted wardrobe, wall mounted Warmup heating control for zoned under flooring heating, continuation of wood flooring and smooth ceiling with inset LED downlighters.

Family Bathroom

Fitted with a matching Duravit white suite comprising panel enclosed Otley double ended bath with Crosswater centred mixer tap with handheld shower, wall mounted chrome thermostatic shower with Aquablade slimline round headed and additional handheld shower, 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, additional display shelving, wall mounted w.c. with dual flush, smooth ceiling with LED downlighters and extractor fan, tiled flooring and chrome heated towel rail.

OUTSIDE

Landscaped garden with pathway access to an individually owned front door providing access to the apartment.

Gated development, secure bicycle storage, communal satellite dish, (IRS offering full digital terrestrial TV and DAB radio channels, sky, sky plus, and FM aerial, individually allocated parking space access to the shared communal grounds BBQ facility.

Parking

One allocated parking space is provided with this apartment.

TENURE

Leasehold - 250 years from 2017
Ground Rent - £200 per annum
Service Charge - £2652 per annum (£663 per quarter)
Managing Agents - Brunsfield

Council Tax Band - B

Agent's Notes: 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 in good faith, but we have not 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.

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