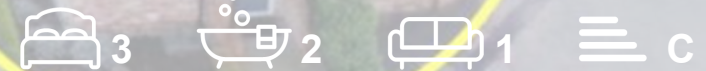




Graylands Estate, Langhurstwood Road  
, Horsham, RH12 4QD

**Offers Over £395,000**





## GRAYLANDS ESTATE, HORSHAM

Built in 2018, TMS are pleased to offer for sale this unique and beautiful 3 bedroom mews house in the quiet rural setting of Graylands estate, with views to the South Downs. High spec, with underfloor heating, Kochwerk kitchen, and smart technology. Close to Farnham train station and Horsham.

Accommodation is spread across 2 floors and comprises:

- \* Entrance Hall
- \* Downstairs Shower Room: 2.39m x 2.34m (7' 10" x 7' 8")
- \* Kitchen / Dining / Living area: 6.48m x 4.93m (max) (21' 3" x 16' 2")
- \* Bedroom 1: 4.35m x 3.18m (14' 3" x 10' 5")

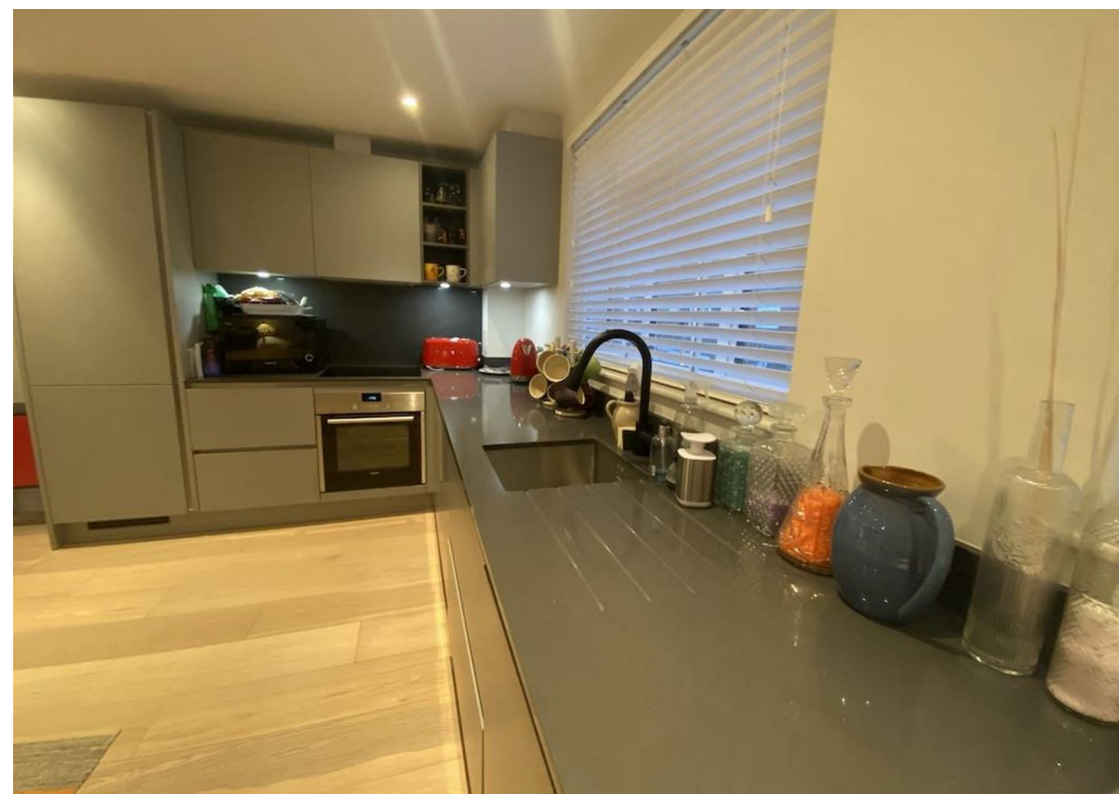
### FIRST FLOOR

- \* Landing
- \* Bedroom 2: 3.91m (max) x 3.86m (max) (12' 10" x 12' 8")
- \* Bedroom 3: 4.52m x 2.72m (14' 10" x 8' 11")
- \* Bathroom: 3m (max) x 2.16m (9' 10" x 7' 1")

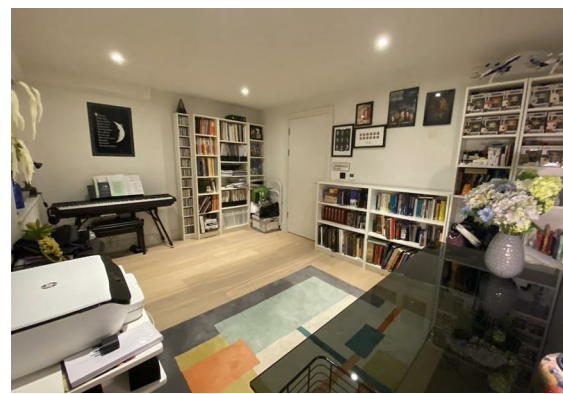
### OUTSIDE

- \* Allocated Parking Space
- \* Courtyard Garden
- \* Communal area

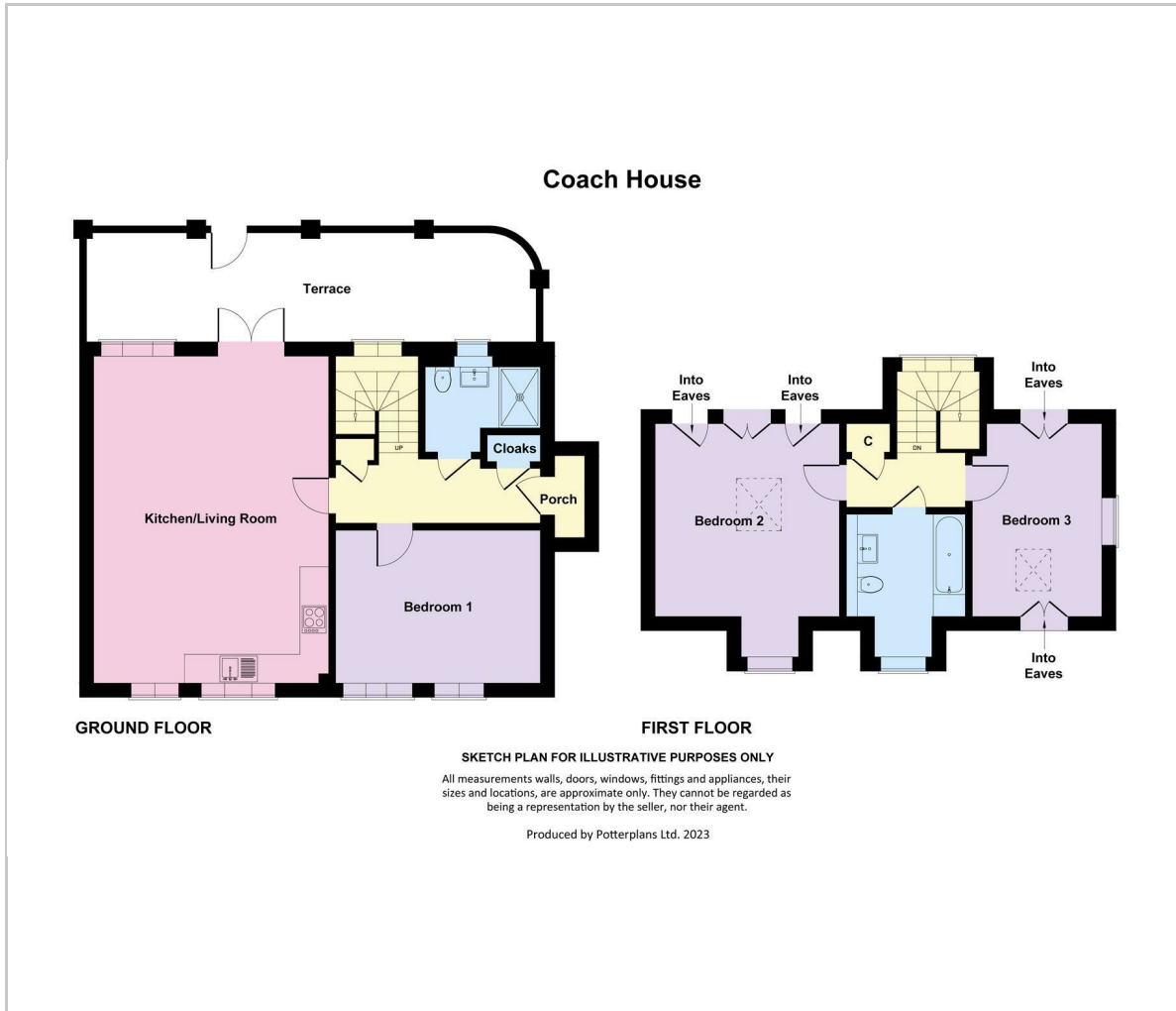
Please contact us to arrange a viewing as soon as possible to avoid disappointment.



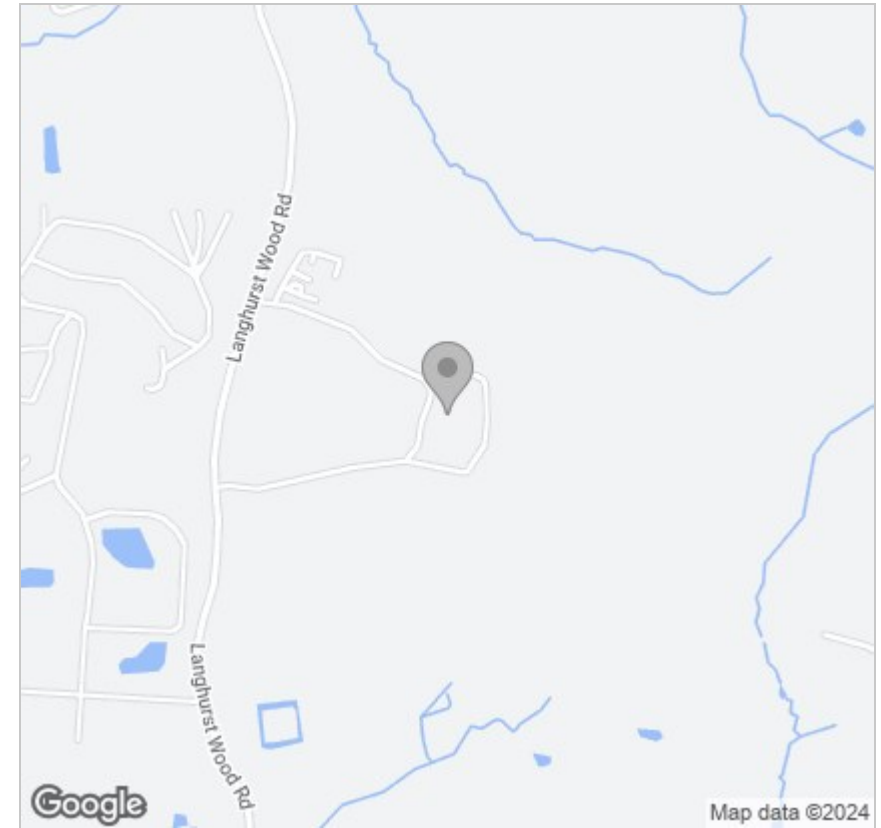




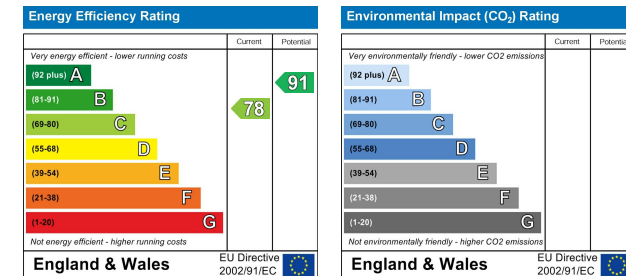
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ**  
**t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com**