



Flat 7, The Pavillion, Graylands Estate
Langhurstwood Road, Horsham RH12 4QD
Guide Price £365,000 Leasehold



**COURTNEY
GREEN**

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Flat 7, The Pavillion, Graylands Estate. Langhurstwood Road, Horsham RH12 4QD

A highly individual, contemporary designed modern apartment situated within extensive grounds of a former manor house. Graylands Estate 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 two unique café/food outlets, with residents benefitting from a 10% discount at Torque Moto café. The property boasts stylish and well appointed accommodation with a high standard of specification and comprises principal bedroom with ensuite bathroom and walk in wardrobe, a second double bedroom, a shower room and a superb open-plan kitchen/living room. In addition, there is a unique sunroom offering wide open views and an inner hall with paddle staircase leading to the versatile turret room with potential to open up to a roof terrace. The property benefits from having under floor heating with limed Oak effect flooring to the majority of rooms. There are two allocated parking spaces with additional parking spaces available.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as "Eat Street," boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

Front Door to

Entrance Hall

A welcoming entrance hall with video intercom, downlighting, access to part boarded loft space with drop down ladder.

Utility Cupboard

With space and plumbing for washing machine, power and light.

Principal Bedroom

A large principal bedroom suite with two double height windows, a walk in wardrobe, downlighting, and door to ensuite bathroom.

En-Suite Bathroom

A well appointed modern bathroom suite with enclosed panel bath with mixer tap, tiled niche, handheld shower, and rainfall showerhead, Duravit wall hung vanity wash hand basin with mixer tap over and storage beneath, mirrored cabinet with LED lighting and recessed display shelving, Duravit WC with dual flush, heated towel radiator, floor to ceiling wall tiling, tiled floor, downlighting, and extractor fan.

Bedroom 2

A further large double bedroom with double height window.

Shower Room

A modern shower suite comprising an oversized shower with tiled niche, handheld shower and rainfall shower head, Duravit wall hung vanity wash hand basin with mixer tap over and storage beneath, mirrored cabinet with LED lighting and recessed display shelving, Duravit WC with dual flush, heated towel radiator, floor to ceiling wall tiling, tiled floor, downlighting, and extractor fan.

Open-Plan Kitchen/Living Room

A wonderfully bright open plan living space owing to the three double height windows. The high specification kitchen comprises a range of eye and base level cabinets and drawers with complementing siltstone worktop surfaces, a stainless steel sink with routed drainer, monobloc tap, Siemens touch control electric hob with electric oven under and concealed filter hood over, integrated fridge, freezer and dishwasher, matching up-stands and splashback. The living area affords ample space for separate seating and dining areas, with a tv/satellite/telephone console, downlighting, and a double-glazed door to the sunroom.

Sunroom

A fantastic and unique room with distant views to the South, ceramic tiled flooring, and door to inner hallway with paddle stairs to turret room.

Turret Room

A highly versatile room with electric radiator, laminate wood flooring, loft hatch, front and side dual aspect windows. We understand previous planning existed to provide access to a roof terrace with currently comprises areas of synthetic turf with drying area and enjoying distant view to the South.

Outside

Surrounding the property are extensive areas of lovely communal grounds laid to lawn with maturing trees and shrubs, communal BBQ area, adjacent to the grounds are a number of public paths which give access to the wonderful countryside walks in the area. Within the Graylands Estate there are two cafés, a chiropractic and wellness centre and a Kung Fu studio amongst others.

Parking

There are two allocated parking spaces and several visitors parking bays.

Additional Information

Leasehold - 250 years from 2017
 Ground Rent - £200 per annum
 Service Charge - £2820 per annum
 Managing Agents - Brunfield
 Council Tax - Band C

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.

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