



Coach House 2, Graylands Estate,  
Langhurst Wood Road, Horsham, West Sussex, RH12 4QD  
Guide Price £350,000 Leasehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

# Coach House 2, Graylands Estate, Langhurst Wood Road, Horsham, West Sussex, RH12 4QD

Courtney Green are delighted to present this beautifully finished mews-style home, forming part of the highly regarded courtyard development at Graylands Estate. 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. Built to an exacting specification and offering stylish, flexible accommodation, the property features a bright open-plan entrance hall, a high-quality fitted kitchen with integrated Siemens appliances, and a spacious dual-aspect sitting/dining room with doors opening onto a private courtyard garden, and a luxurious shower room which makes up the ground floor. Upstairs there are two generous double bedrooms and a contemporary bathroom suite. Set within a secure, gated development, the property enjoys access to beautifully maintained communal grounds with far-reaching southerly views across the surrounding Sussex countryside. Ideally positioned less than five miles from Horsham town centre and under a mile from Warnham station, the location provides an excellent balance of rural tranquillity and convenient connectivity. Additional benefits include allocated parking, energy-efficient heating via an air source heat pump, and the remainder of a 10-year new-build warranty, with the property offered to the market with no onward chain.

The accommodation comprises:

## Entrance Hall

The front door opens into a bright, open-plan entrance hall which is open to the kitchen and has a cupboard with space and plumbing for a washing machine and housing the electrical distribution board. There is an additional shallow storage cupboard, under-stairs cupboard, stairs rise to the first floor, and doors to the downstairs shower room and sitting/dining room.

## Kitchen

A high-specification Kochwerk kitchen fitted with a range of eye and base level cabinets and drawers, complemented by granite worktops. Integrated Siemens appliances include an electric oven, four-burner induction hob with concealed extractor hood, dishwasher, and fridge freezer. The kitchen has an inset stainless steel sink with drainer and mixer tap, a rear-aspect window overlooking the courtyard garden, and LED downlighting throughout.

## Sitting/Dining Room

A spacious, dual-aspect sitting and dining room with a front aspect window with plantation shutters and rear-aspect French doors opening onto the courtyard garden. Features include downlighting, multiple TV and media points, and a 5-amp lighting circuit.

## Downstairs Shower Room

A luxury shower suite comprising an oversized walk-in shower with concealed mixer, handheld attachment, and rainfall showerhead, with a tiled niche. A low-level WC with concealed dual flush and a wall-mounted vanity unit with mixer tap and storage beneath. Additional features include an inset mirrored cabinet with lighting and shaver point, display shelving, full-height wall tiling, tiled flooring, heated towel radiator, extractor fan, and a front-aspect obscured window with plantation shutters.

From the entrance hall, stairs rise to the **First Floor Landing** which has a large rear-aspect window with plantation shutters, downlighting, and a column radiator. Doors lead to the bedrooms and bathroom.

## Bedroom 1

A generous double bedroom with vaulted ceiling, skylight, and front-aspect window with plantation shutters. The room benefits from a column radiator, downlighting, multiple power points including a 5-amp lighting circuit, TV and media points, and double doors opening to extensive eaves storage.

## Bedroom 2

A further double bedroom with front-aspect window and plantation shutters, a column radiator, two eaves storage cupboards, multiple power points, a 5-amp lighting circuit, media point, and downlighting.

## Bathroom

A luxury bathroom suite comprising a tiled panel-enclosed bath with bath filler, concealed shower mixer, handheld attachment, and rainfall showerhead, with a tiled niche. There is a low-level WC with concealed dual flush and a wall-mounted vanity unit with mixer tap and storage beneath. Additional features include a front-aspect Velux window, full-height wall tiling, tiled flooring, heated towel radiator, mirrored cabinet, LED downlighting, and extractor fan.

## Outside

The property sits within an attractive, gated courtyard setting, which is mainly resin bound gravel with individual frontages. There are lit central planting features and communal seating.

Within the stunning communal areas there is a lockable bike store, bin store, extensive communal grounds with public footpath and bridleways just beyond, communal BBQ area overlooking Horsham town to the South, and with stunning sunsets throughout the year.

To the rear is a fence enclosed courtyard garden which has an access gate which opens to the allocated parking space. There are also numerous visitor parking spaces nearby.

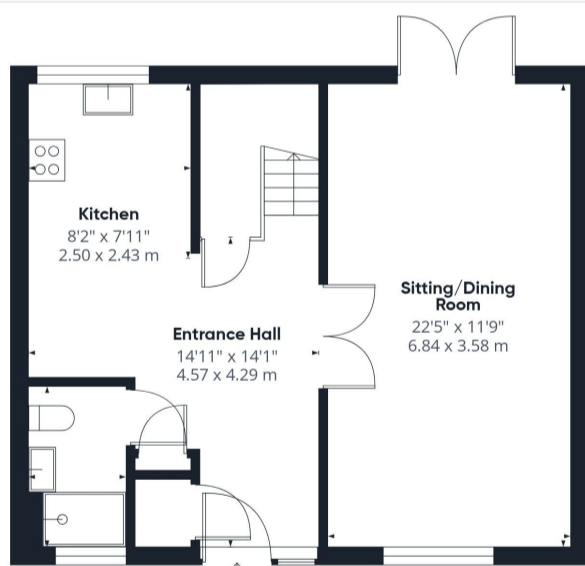
## Additional Information

Leasehold - 999 years from 01/01/2018  
 Service Charge - £1,972 per annum (paid quarterly)  
 Ground Rent - £250 per annum

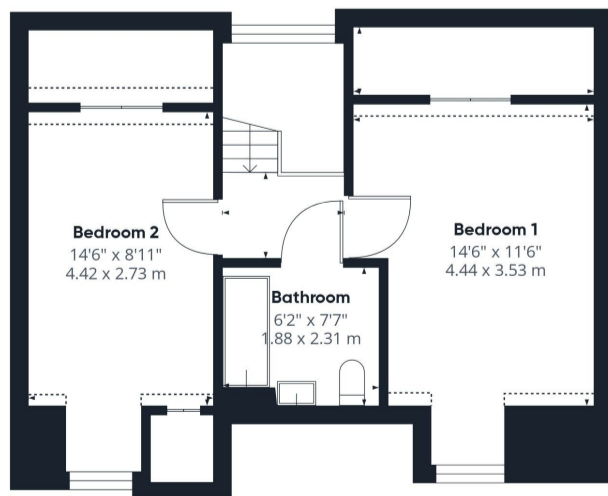
Council Tax - D

**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.



Ground Floor



Floor 2



### Approximate total area<sup>(1)</sup>

1044 ft<sup>2</sup>  
97 m<sup>2</sup>

### Reduced headroom

59 ft<sup>2</sup>  
5.4 m<sup>2</sup>

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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.

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