



2 Courtyard Apartments

Graylands, Langhurst Wood Road, Horsham RH12 4QD

Offers Over £400,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

2 COURTYARD APARTMENTS, GRAYLANDS, LANGHURST WOOD ROAD, HORSHAM RH12 4QD

Courtney Green are delighted to bring to the market this most individual and exceptionally spacious, duplex maisonette 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. Permission could be sought to create a roof terrace (S.T.P.P). Now double glazed throughout most of the property and with the benefit of a recently updated electric boiler, the property's energy efficiency has also been greatly improved. Viewings are strongly recommended to appreciate this property's finer details.

The accommodation comprises:

Private front door opening to ground floor entrance hall.

Entrance Hall

A wonderfully bright and open entrance area with vaulted staircase rising to the first floor, oak flooring, electric radiator, large understairs storage cupboard, utility cupboard with space and plumbing for washing machine, further large double storage cupboard, and door to shower room.

Shower Room

The ground floor shower suite comprises an oversized walk in shower with shower mixer and wall mounted shower attachment, wall hung vanity wash hand basin with storage below and mixer tap over, low level w.c with concealed dual flush, heated towel radiator, inset mirror, floor to ceiling wall tiling, oak flooring and extractor fan.

Sitting Room

The sitting room is spacious yet cosy, with a feature hanging bioethanol fire pod, front aspect picture window over the stairs and full width double glazed window from the seating area. There are multiple power points, radiator, downlighting, loft hatch accessing the cavernous loft space, display shelving and steps rising to the open plan kitchen/dining room.

Open Plan Kitchen/Dining Room

The kitchen comprises a range of eye and base level cabinets and drawers finished in gloss white with complementing oak worktops over, stainless steel sink and drainer with mixer tap, integrated electric oven with four burner electric hob and extractor hood over, space for fridge/freezer, integrated dishwasher and continuation of worktop to create a large breakfast bar. There is a large pantry cupboard, cupboard housing recently fitted EHC electric combination boiler, oak flooring, downlighting, three side aspect double glazed windows, radiator, and doors to all rooms.

Bedroom 1

A large double bedroom with dual aspect double glazed windows, downlighting, radiator, and two double fitted wardrobes.

Bedroom 2

A further large double bedroom with side aspect double glazed window, downlighting, radiator, and fitted open wardrobe with hanging and shelving.

Bedroom 3

A third double bedroom with rear aspect double glazed window, downlighting, radiator, and fitted double wardrobe.

Bathroom

A luxury bathroom suite comprising an enclosed panel bath with central bath filler and handheld shower attachment, wall hung vanity wash hand basin with storage below and mixer tap over, low level w.c with concealed dual flush, heated towel radiator, inset mirror, floor to ceiling wall tiling, oak flooring, side aspect double glazed window, 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.

Parking

There is one allocated parking spaces with the property, both located in the nearby carpark, with a number of additional visitors spaces also available.

Additional Information

- Lease Length
- Service Charge
- Ground Rent
- Managing Agents
- 243 years remaining
- £2248 per annum
- £250 pa
- Brunsville

Council Tax Band - B

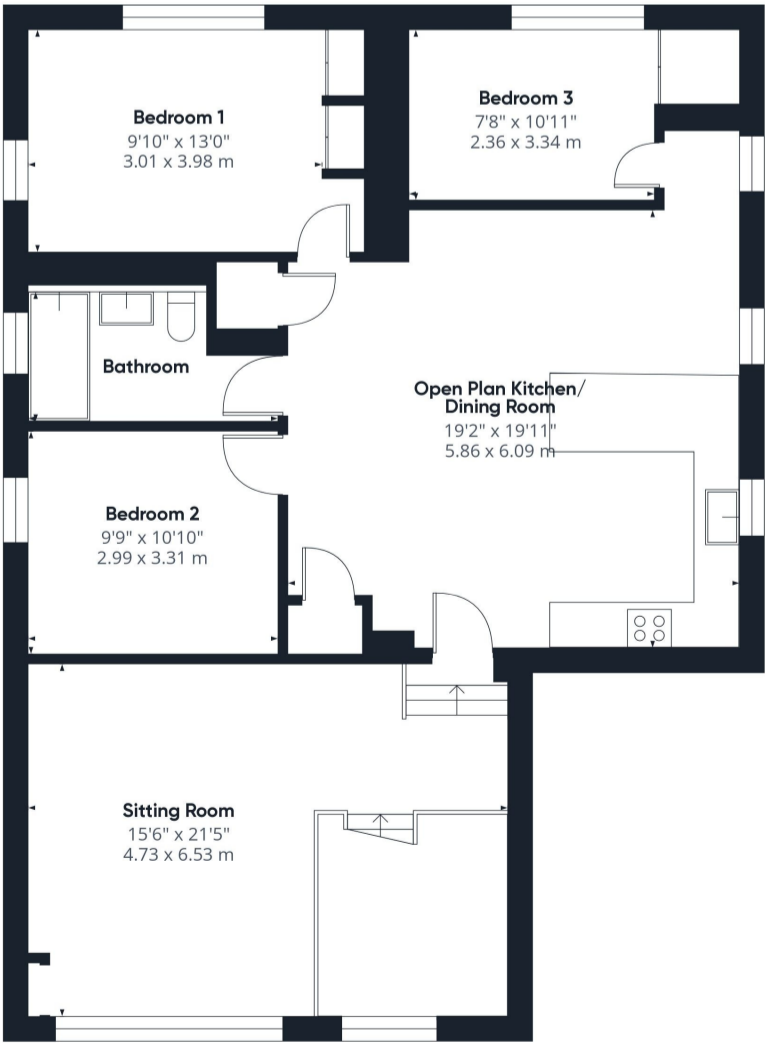
Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative before committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating 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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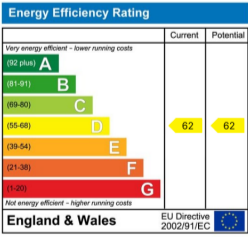
Floor 1



Floor 2



Approximate total area⁽¹⁾
1330.42 ft²
123.6 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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