



**Langhurstwood Road,
Horsham, RH12 4QD**

£335,000

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**Residential sales, lettings,
land and new homes.**



LOCATION

The Pavilion is set within an attractive private development of interesting properties, to the North of Horsham, with access to communal grounds, that features both it's own on-site gym (Lifestyle) and a restaurant, that are available at additional cost. In addition, there are communal areas where there are barbecues and a ping pong table for residents use, with panoramic views of the surrounding countryside. The Graylands Estate provides excellent access to local road connections, with Gatwick, London and the South Coast easily accessible. There is also a communal bike store and access to hundreds of acres of beautiful Sussex countryside, with the villages of Ruspur and Warnham, with their characterful country pubs a short distance, or cycle ride away.

PROPERTY

This stunning apartment has a spectacular 23'9 x 16'1 Living/Kitchen Area with bifolding doors spilling out to your own private terrace and lawn, with stunning views beyond of the surrounding countryside. This generous, bright room is fitted with a contemporary Kitchen that offers integrated appliances and has plenty of space for entertaining, with a central breakfast bar and underfloor heating, which is a common theme throughout the property. This fine home, boasts two fantastic Bedrooms, both also benefitting from the views of rolling countryside, but with the superb Master Bedroom boasting from an En Suite Shower Room. Completing the layout is a modern Family Bathroom with a shower above the bath, and a Utility Cupboard offering additional storage.

OUTSIDE

This contemporary property boasts an allocated parking space in a residents only car park, that also boasts a number of visitor spaces. A path leads to the side of the building to your own gated garden, with steps up to a private covered terrace, which both boast fantastic views over the communal gardens and fields beyond. The communal gardens are there for all to use, including the barbecues area, to make the most of the facilities on those warm summers days.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 250 Years from and including 1 January 2017 to and including 31 December 2267

Service Charge: £2800 per annum

Ground Rent: £200 per annum

AGENTS 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.





Buses

Warnham Village
Giblets Way



Shops

Warnham Store
1.8 miles



Trains

Warnham – 0.9 miles
Littlehaven – 2 miles



Airport

Gatwick
10.7 miles



Roads

M23
7 miles



Sport & Leisure

Lifestyle Gym



Rental Income

£1,150 pcm
Rental Yield – 4%



Schools

Holbrook Primary
Tanbridge House



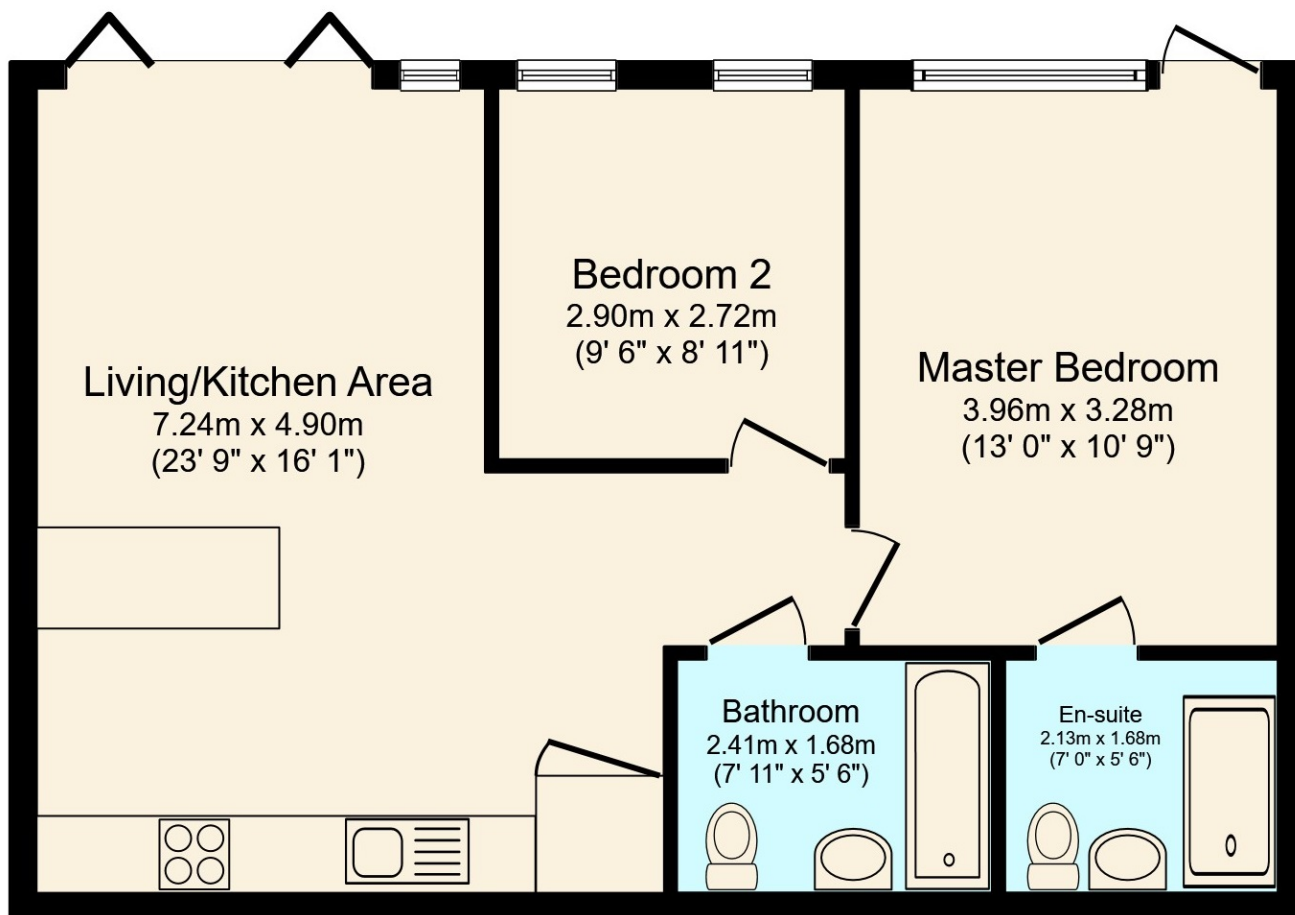
Broadband

Up to 67 Mbps



Council Tax

Band B



Floor Plan

Map Location



Total Approximate Floor Area

656 sq ft / 61 sq m

EPC Rating

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

Viewing arrangements by
appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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