



1 Graylands Manor Langhurstwood Road, Horsham

Guide Price £195,000

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Positioned on the ground floor of the grand and charming Graylands Manor is this exquisite one bedroom apartment. The communal areas at Graylands Manor are just as impressive as the apartments themselves, with original features such as spectacular stained glass windows and ornate columns having been carefully retained throughout.

As you enter the property, you are greeted by a hallway complete with beautiful wood effect flooring, leading to all rooms within the apartment. This light and airy home embraces open-plan living, with the kitchen/living/dining room flooded with natural light due to three large windows providing dual aspect views.

The beautiful shaker style kitchen is finished with immaculate quartz worktop and offers a selection of high quality integrated appliances, including induction hob, oven, fridge/freezer, dishwasher and washer/dryer.

The main living space once more features that sleek wood effect flooring, and has the benefit of a good sized storage cupboard for complete convenience. A spacious bedroom is also accessed off the hallway and is finished with luxury carpets for ultimate comfort. The traditional character of the apartment is perfectly personified within the luxury bathroom, which has been designed with white brick style tiled walls, and marble effect floor tiles, and a spacious walk-in shower.







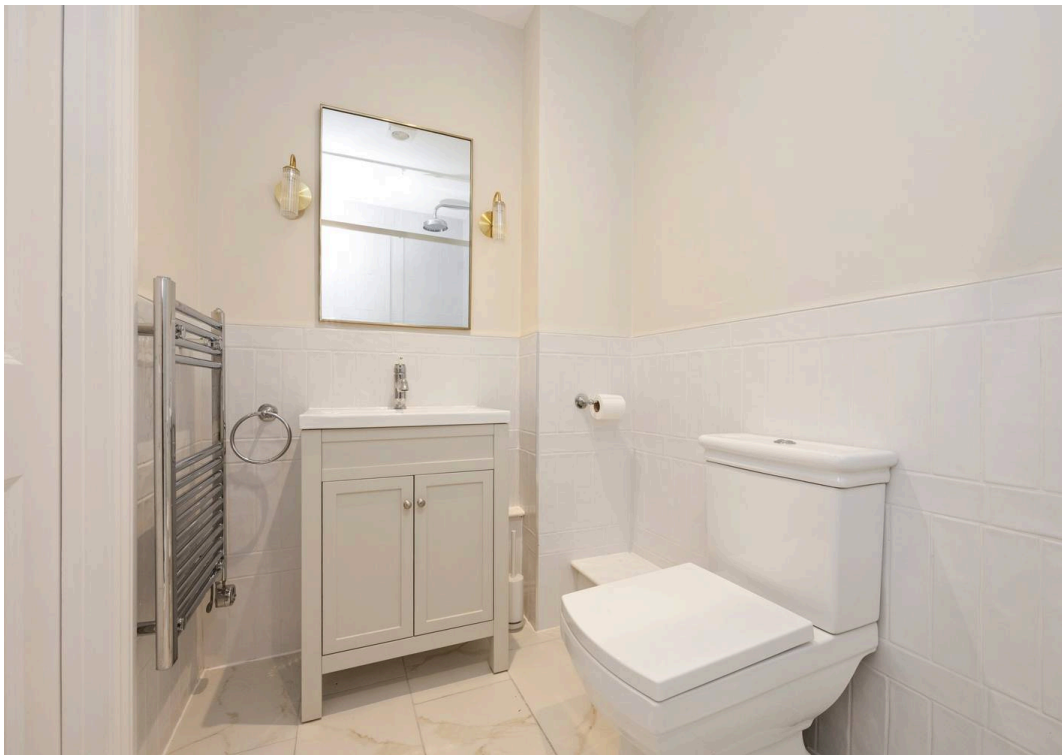
GROUND FLOOR

Langhurstwood Road

Approximate Area = 459.0 sq ft / 42.6 sq m

Total = 459 sq ft / 42.6 sq m

For identification only - not to scale



- **One bedroom ground floor light and airy apartment**
- **Kitchen with high quality integrated appliances**
- **Sleek oak wood flooring**
- **Allocated parking space and ample additional visitor parking**
- **Residents-only garden**

Residents at Graylands Manor have the sought-after benefit of a residents-only garden, providing those spectacular, sweeping views across the South Downs. The shared communal garden is home to a permanent BBQ stand for residents use only, perfect for warm summer evenings! An allocated parking space and additional visitor parking also comes as standard.

Nestled within Graylands Estate and surrounded by quintessential British countryside, there is an array of footpaths and bridle ways on your doorstep for those who love the great outdoors. Lying just 3 miles north of the Historic Market Town of Horsham, here you have the perfect blend of country side living all the whilst retaining easy access to all of the wonderful amenities that Horsham has to offer, including a large array of restaurants, shops, cafes and leisure activities. Horsham mainline train station is about a 10 minute drive or Warnham train station is just a 17 minute walk away from the property and offers a service into London Victoria within just over an hour.

Council Tax band: D

Tenure: Leasehold - 999 yrs

Horsham is a thriving town with a number of independent and high-street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis. By car the A264/A24 are accessible within a short drive, connecting the road networks to London, Gatwick and the South coast.







Henry Adams – Horsham

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