



148 Illet Way

Faygate, West Sussex RH12 0BL

Price £450,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

148 Illet Way, Faygate, West Sussex RH12 0BL

Courtney Green are delighted to offer for sale this extremely high specification, three double bedroom home built by Crest Nicholson. Located in the most recent phase at Kilnwood Vale there are a wide range of local services, including a new primary school, excellent public transport links and easy access to the A264 with Gatwick less than 10 miles away. Although the development is very well connected, it will enjoy around 140 acres of open space once complete, with many areas available for residents to enjoy now. The accommodation comprises on the ground floor an entrance hall, downstairs toilet, a spacious living/dining room with French doors opening to the rear garden and a high specification kitchen with integrated appliances. On the first floor there are three double bedrooms, a family bathroom and an ensuite shower room to the principal bedroom. Outside to the front of the property there is driveway parking which also accesses the large, attached garage and to the rear is a generous rear garden where there is also a rear door to the garage. Viewings are strongly recommended to appreciate this property's finer details.

Double glazed **Front Door** opening to

Living/Dining Room

With rear aspect double glazed French doors, two radiators, continuation of Amtico flooring, large storage cupboard, multiple power points, telephone point and multimedia point with Sky Q compatibility.

Kitchen

The kitchen comprises a range of eye and base level cabinets in a matt grey finish with complementing concrete effect worktop with upstands above, continuation of Amtico flooring, integrated appliances are Bosch A+ and include high level oven, four burner gas hob with extractor hood above, dishwasher, washer/dryer and fridge freezer. There is a stainless-steel sink and drainer with chrome mixer tap above, LED downlighting and extractor fan.

Downstairs WC

With low level Roca WC and concealed dual flush cistern, wall hung wash hand basin with chrome mixer tap, wall mounted radiator, Porcelanosa tiled walls, LED downlighting, continuation of Amtico flooring and extractor fan.

From the **Entrance Hall** stairs rise to the

First Floor Landing

With doors to the principal bedroom, bedroom two, bedroom three and family bathroom. A loft hatch provides access to the loft space which has been part boarded and has a drop-down ladder for access and there is an airing cupboard which also houses the hot water tank.

Principal Bedroom

A large double bedroom with two front aspect double glazed windows making this room extremely open, bright and airy. There is a double fitted wardrobe with mirrored sliding doors, wall mounted radiator, multiple power points and door to the ensuite shower room.

En-Suite Shower Room

With large walk-in shower, Porcelanosa wall tiles, Amtico flooring, chrome shower mixer with shower attachment, low-level Roca WC with concealed dual flush cistern, wall hung wash hand basin with chrome mixer tap above, frameless mirror, shaver point, wall mounted heated towel rail, LED downlighting and extractor fan.

Bedroom Two

A large double bedroom with rear aspect double glazed window overlooking the garden, multiple power points and television point.

Bedroom Three

A further large double bedroom with front aspect double glazed window, wall mounted radiator, multiple power points and television point.

Family Bathroom

With Porcelanosa wall tiles, Amtico flooring, low level Roca WC with concealed dual flush cistern, enclosed panel bath with chrome mixer taps, glass shower screen and shower head attachment, Roca wash hand basin with chrome mixer tap, chrome heated towel rail, extractor fan, LED downlighting & large storage cupboard.

OUTSIDE

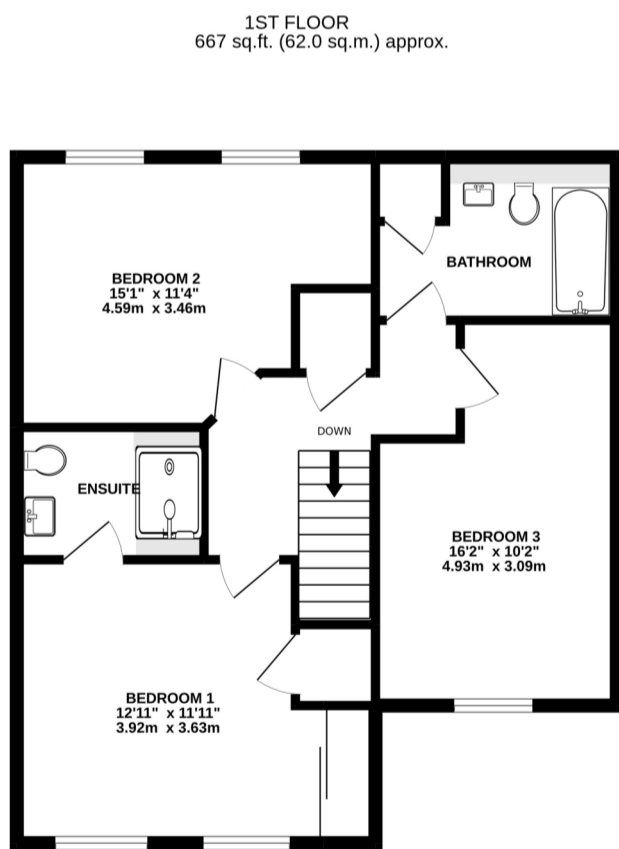
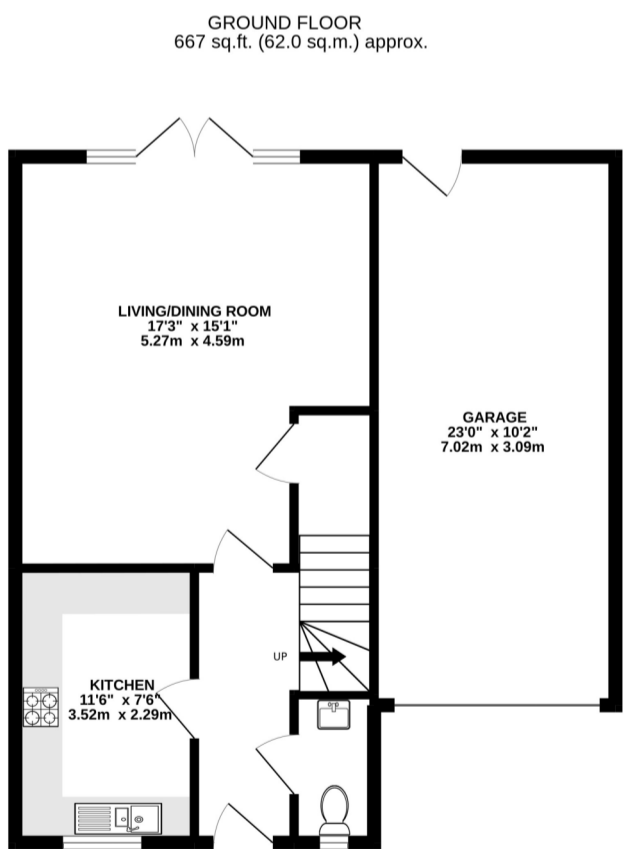
To the front of the property, the front garden is mainly laid to lawn with established shrub borders and paved pathway leading to the front door, to the side of property is a block paved driveway providing parking and access to the garage. The rear garden is again mainly laid to lawn with paved patio adjoining the rear of the property. There is also a rear access door to the garage, which benefits from power and lighting.

Estates Charge - £26.50 pcm

Council Tax Band— E

Ref: 22/5303/29/11/rev23/27/09

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.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

