



120 Beeches Way, Faygate

Guide Price **£500,000**

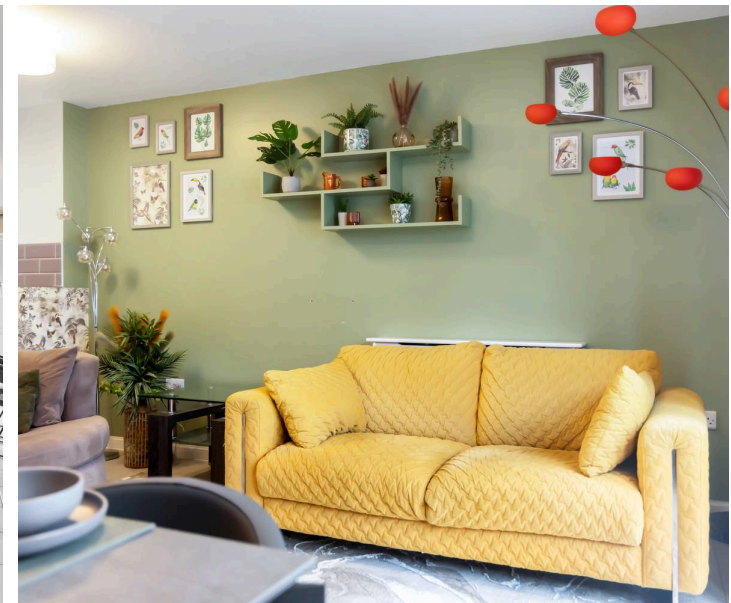
120 Beeches Way

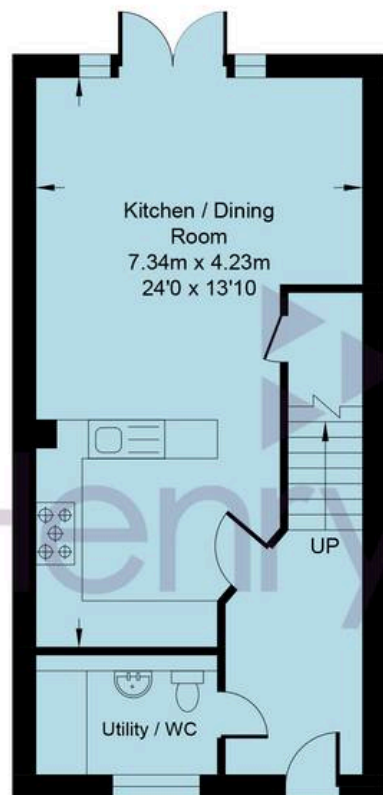
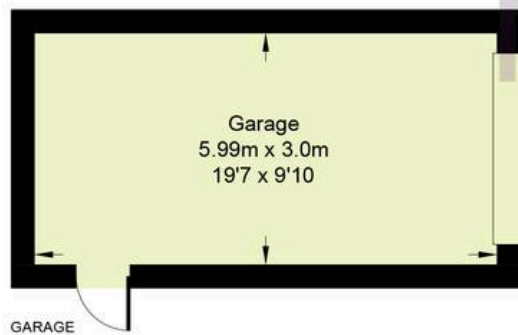
Faygate, Horsham

A delightful modern and spacious four bedroom home set over three floors situated in the sought after development at Kilnwood Vale near Faygate.

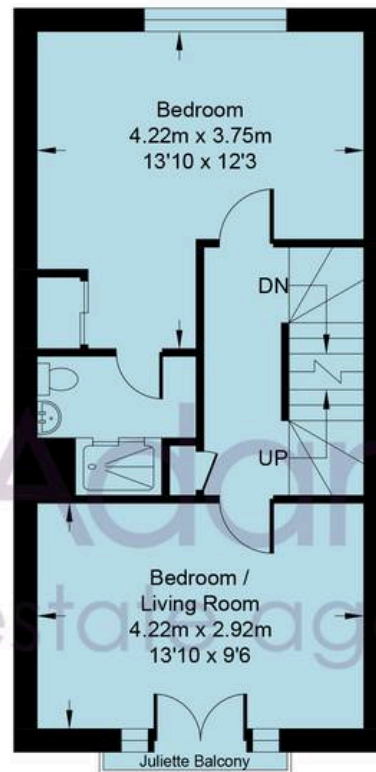
The property which is approximately 9 years old is presented to a good standard and offers accommodation comprising: entrance hall with a door leading through to the kitchen/dining/family room. There is also a downstairs WC / Utility with low level sink WC and space for a washing machine, tumble dryer and ample storage. The kitchen/dining/family area maximises the remaining length of the house and includes an open plan kitchen with a range of wall and base units, integrated and free standing appliances, space for a dining table and sofas in the light and airy living area with double doors onto the garden. On the first floor there are two well proportioned double bedrooms with an en-suite shower room to bedroom one with low level WC, wash basin and walk in shower. Bedroom two has a Juliette balcony and could also be used as a second lounge/reception room. On the third floor there are two further well proportioned double bedrooms and a family bathroom with low level WC, wash basin and shower over the bath. The garage and allocated off road parking is located to the rear of the property and can be accessed from the landscaped rear garden with paved patio area and artificial grass.

Faygate offers easy access to Crawley and Horsham both with great transport links to London, Gatwick and the South Coast. There is Leechpool woods on the doorstep with fantastic trails and walks around a

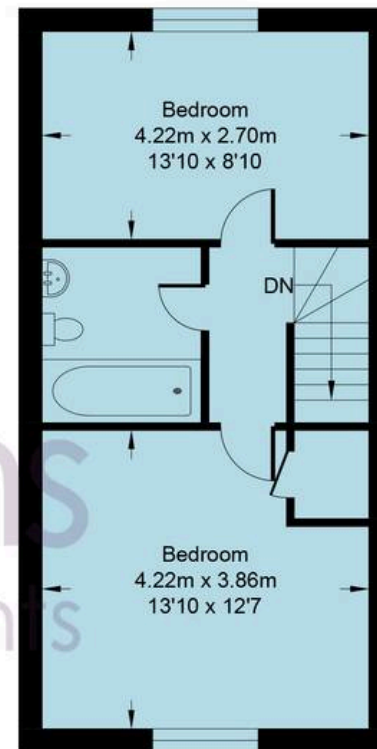




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Beeches Way

Approximate Area = 1232.03 sq ft / 114.46 sq m

Garage = 193.42 sq ft / 17.97 sq m

Total = 1425.45 sq ft / 132.43 sq m

For identification only - not to scale





Located in a popular and conveniently located development, close to excellent schools, major transport links, shopping facilities and stunning walks.

- Four Double Bedrooms
- Two Bathrooms
- Cloakroom / Utility Room
- Open Plan Kitchen / Dining / Family Room
- Full Fibre Broadband
- Modern Decor
- Garage with Power and Lighting with Boarded Loft Storage
- Off Road Parking
- Built in 2015
- Located in Faygate
- Close to Transport Links
- Close to Well Regarded Schools

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.