



35 Bricklayer Lane, Faygate

Guide Price £285,000

35 Bricklayer Lane

Faygate, Horsham

A delightful two bedroom first floor flat located in a sought after location. This modern property is presented to a good standard and offers accommodation comprising entrance hall with very handy coats cupboard and leading through to the open plan sitting room/kitchen. This room is provided with plenty of light from the Juliet balcony and other windows. The kitchen is a modern kitchen presented to a good standard with oven and hob, built in fridge/freezer and washing machine. There are two bedrooms with the principal bedroom benefitting from modern ensuite shower room with W.C and sink. There is also a built-in wardrobe. The second bedroom is next to the bathroom that again is a modern bathroom with bath, WC and sink.

The property is offered with two allocated parking spaces. This area is particularly favourable to access to Gatwick airport via the A23 and to Horsham town centre.

Council Tax band: C

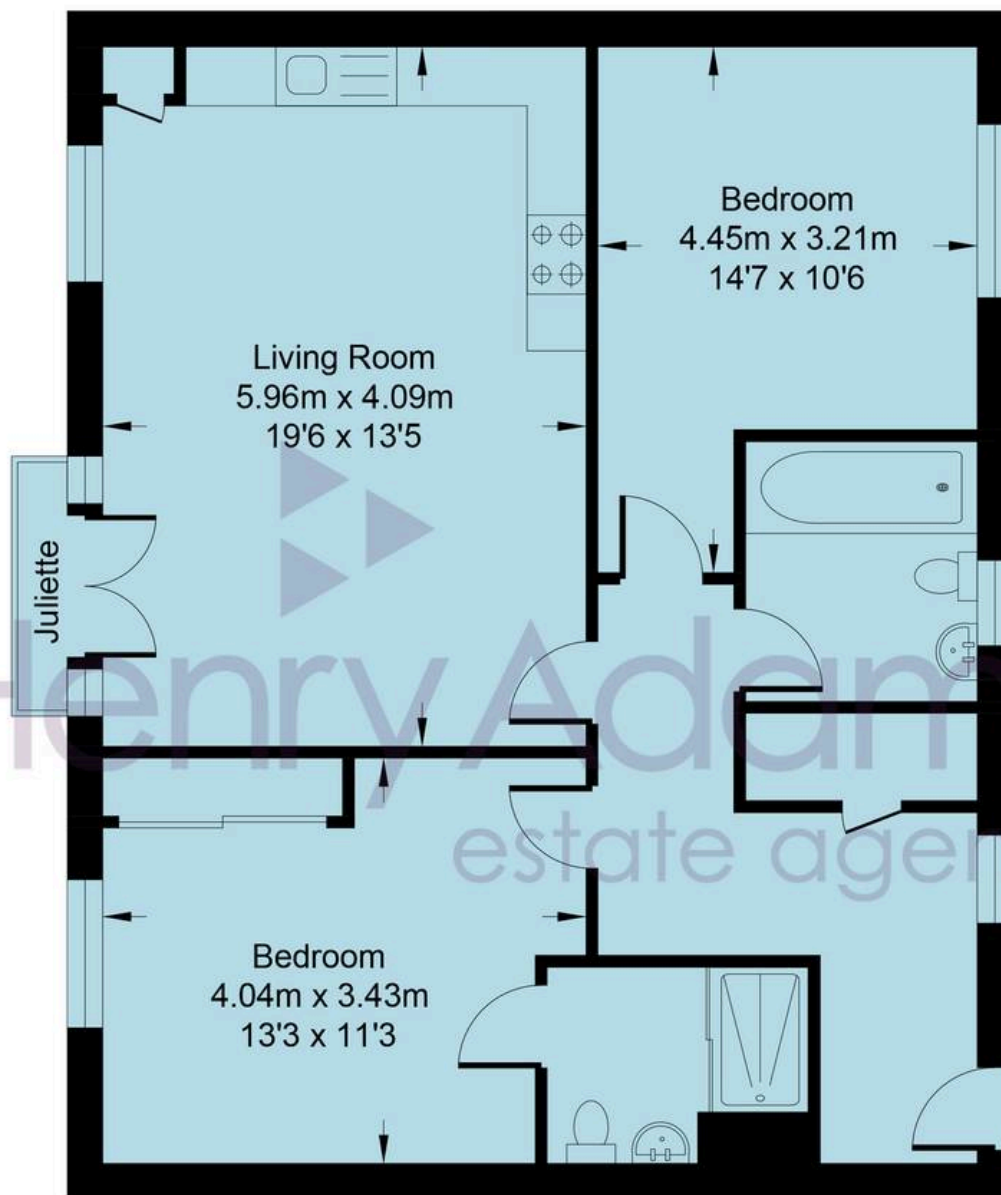
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- First Floor Two Bedroom Apartment
- Two Bathrooms
- Modern Throughout
- Two Allocated Parking Space
- Located in Faygate





Bricklayer Lane

Approximate Area = 753 sq ft / 70.0 sq m

Total = 753 sq ft / 70.0 sq m

For identification only - not to scale



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.