



**6 Brickyard Way, Faygate**

Guide Price **£485,000**

  
**Henry Adams**  
estate agents



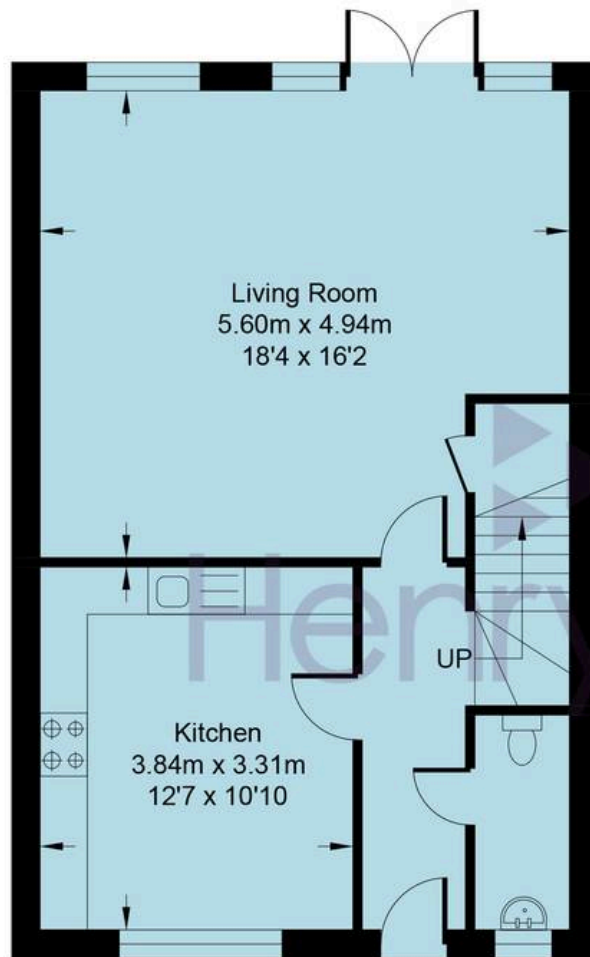
## 6 Brickyard Way

Faygate, Horsham

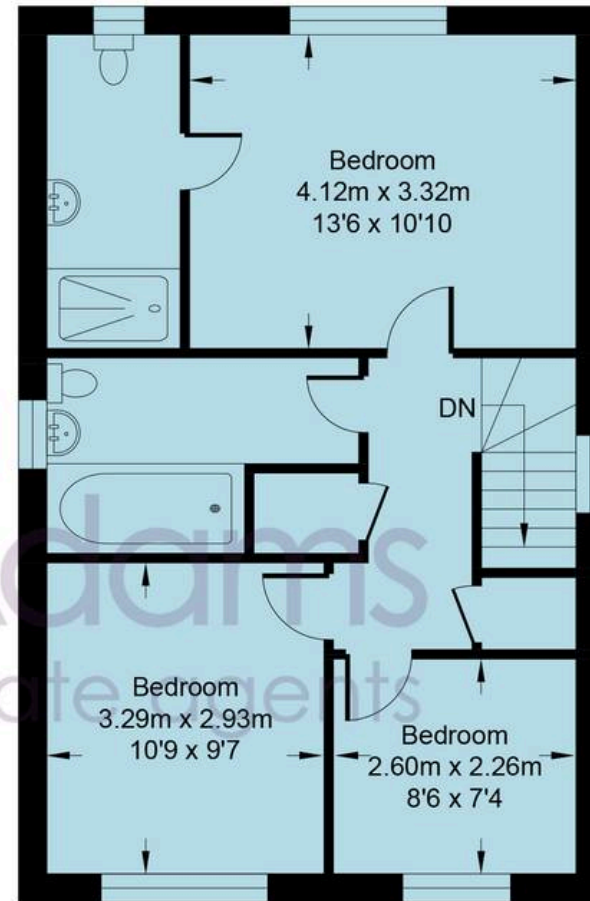
A delightful three bedroom detached house with separate garage being approximately 12 years old in the sought after location of Faygate. This location is very important with regular bus routes offered to both Crawley and Gatwick plus convenient access to the A23. The property is also close to popular schools such as Bowhunt. The property itself offers accommodation including highlights such as kitchen with a range of wall and floor fitted units with window to the front. The sitting room/breakfast room to the rear of the property is of a good size and has doors out to the garden. There is also a utility area as well as downstairs WC.

Upstairs the property continues to impress with three bedrooms including the principle bedroom with ensuite shower room. Outside to the rear of the property is a garden laid mainly to lawn with a patio area off the property. The garden is also of a good size for the location and perfect for a family with space for a trampoline. To the side of the property is the allocated parking and further down is the garage.





GROUND FLOOR



FIRST FLOOR



## Brickyard Way

Approximate Area = 1071 sq ft / 99.5 sq m

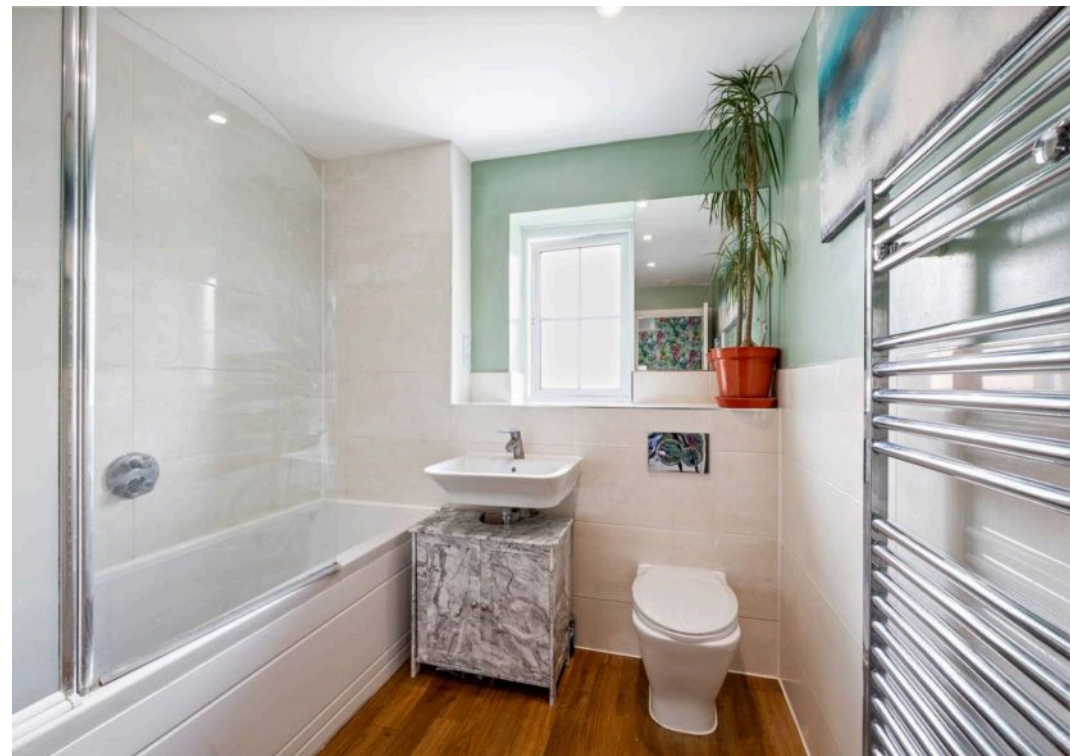
Total = 1071 sq ft / 99.5 sq m

For identification only - not to scale











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 lake. Cottessmore Golf and countryclub is also on the doorstep as well as an M and S at Faygate Services. There is a thriving restaurant and café scene in the market town of Horsham, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year including musical performances on the bandstand. Horsham Park has tennis courts, a swimming complex and gymnastics centre. There is a wide selection of sport and leisure facilities for all ages within the town. West Street and Swan Walk offer comprehensive shopping and there is a John Lewis and Waitrose on Albion Way.

- Detached Family Home
- Three Bedrooms
- Two Bathrooms
- Kitchen / Diner
- Located in Faygate
- Modern Throughout
- Garage and Allocated Parking
- Access to Horsham and Gatwick

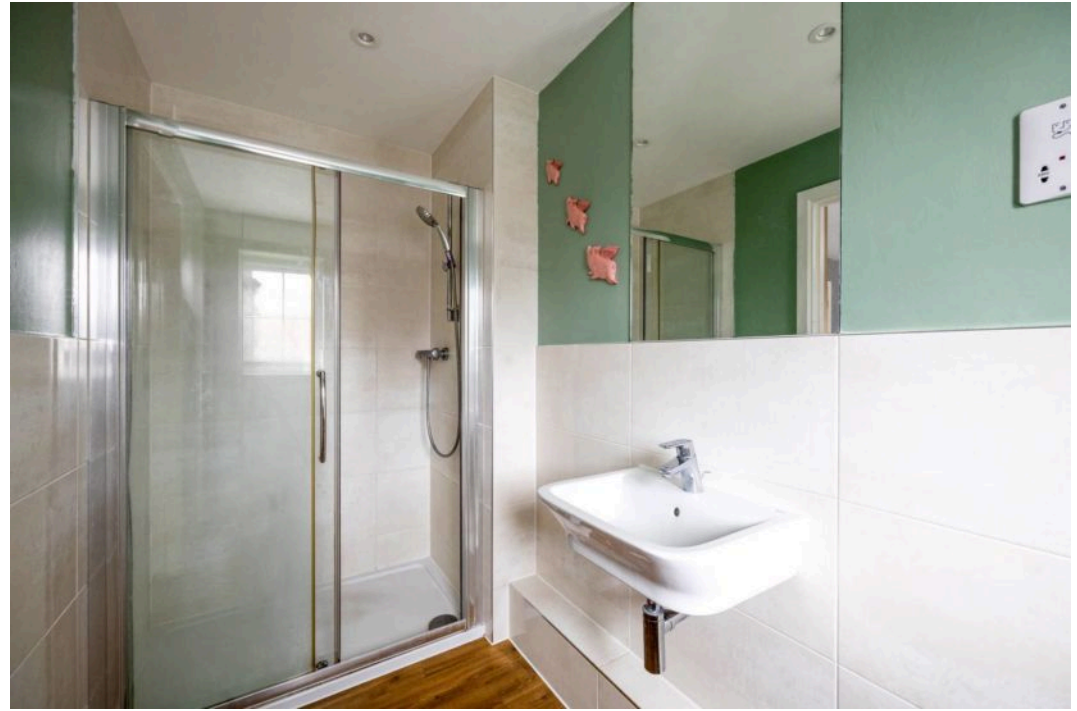
Council Tax band: E

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](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://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.