



Kilnwood Close, Faygate

Guide Price £475,000

Kilnwood Close

Faygate, Horsham

A superbly presented three-bedroom, two-bathroom family home, ideally situated within the sought-after **Kilnwood Vale development**, close to the village of **Faygate** and the market town of **Horsham**. The location offers the perfect blend of modern convenience and countryside living, with easy access to open green spaces, highly regarded local schools, and excellent transport links to **London, Gatwick Airport, and Brighton**.

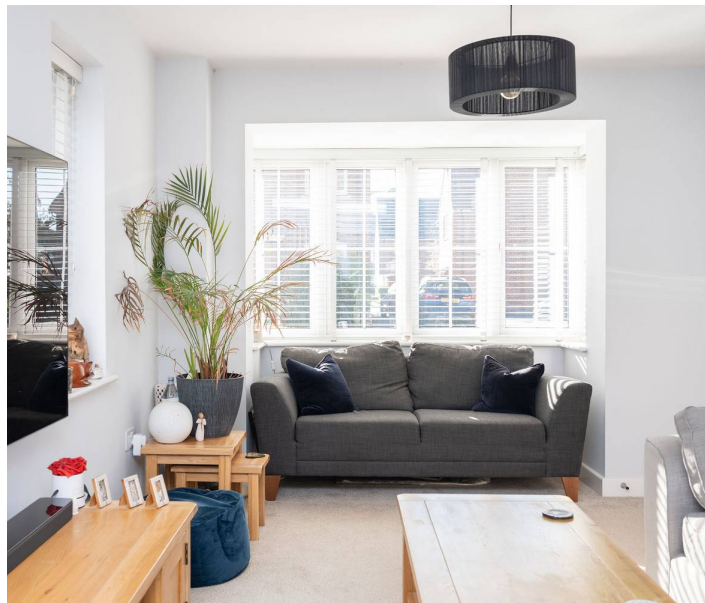
A spacious and welcoming reception hallway leads into the bright and airy **living room**, enjoying a **triple aspect** and **double doors** opening directly onto the rear garden terrace.

The **kitchen/dining room** is a sociable space designed with both practicality and style in mind, also offering direct access to the rear garden. It features a range of modern **wall and base units** with **contrasting worktops**, complemented by **high-quality integrated appliances**.

The **principal bedroom** overlooks the rear garden and benefits from **fitted wardrobes** and a stylish **en-suite shower room** featuring a large walk-in shower, wash hand basin, and low-level WC, all finished with quality chrome fittings.

There are **two further bedrooms**, both served by the **family bathroom**, which includes a bath with wall-mounted shower, wash hand basin, and low-level WC.

To the front, the property offers **driveway parking for several vehicles**, leading to a **garage** with an up-and-over door and convenient rear access.



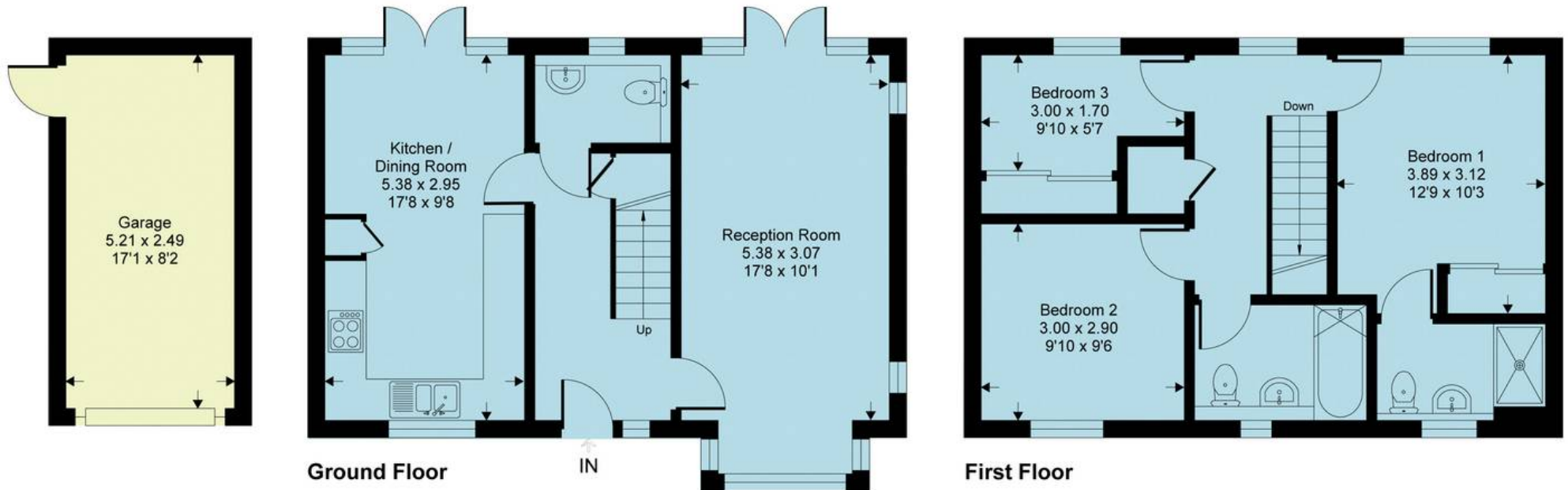


Kilnwood Close, RH12

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft

Approximate Garage Internal Area = 13 sq m / 140 sq ft

Approximate Total Internal Area = 104.3 sq m / 1123 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Superbly presented three-bedroom, two-bathroom family home

Situated within the sought-after **Kilnwood Vale development**

Modern kitchen with built in appliances

Bright and airy **living room**, enjoying a **triple aspect**

Main Bedroom with En-Suite Walk in shower

Two further bedrooms and family bathroom

Driveway with Garage

Garden laid to lawn with timbered deck terrace

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







Henry Adams – Horsham

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

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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