



Illett Way, Kilnwood Vale, Faygate, RH12 0AJ.
Guide Price £300,000 Leasehold



- Two Double Bedrooms
- Top Floor Apartment
- Large Design with Extra Dining Space
- Fitted Kitchen / Integrated Appliances
- Ensuite Shower Room
- No Chain Above
- Two Allocated Parking Spaces
- Long Lease
- EPC B
- Viewing Recommended

Built by Crest Nicholson in 2016, this smart and spacious top-floor apartment is offered with no onward chain, combining modern design with an excellent location. Situated in a quiet part of Kilnwood Vale, it enjoys easy access to Horsham, Crawley, and Gatwick via the Fastway 200 bus and nearby rail and road links.

The accommodation includes a generous open plan living and dining area with a well-fitted kitchen and space for entertaining. Both bedrooms are doubles, with the main bedroom featuring an en suite shower room, while the family bathroom is stylish and well finished. The property benefits from gas central heating, double glazing, and excellent energy efficiency with a B-rated EPC.

Outside, there are two allocated parking spaces and well-kept communal areas, with countryside walks and green spaces close by. This development has a strong sense of community and offers a convenient balance between town and rural living.



Ideal for a wide range of buyers from first-time purchasers and professional couples to downsizers seeking low-maintenance comfort in a well-connected setting.

Kilnwood Vale in Faygate is a modern and growing community that offers residents a balanced lifestyle with access to excellent educational facilities, efficient transport links, and a variety of local amenities. Its strategic location between Horsham and Crawley provides the benefits of both rural and urban living, making it an attractive choice for families, professionals, and commuters. The area is designed with sustainability and community in mind, ensuring a high quality of life for its residents.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Investor Paragraph

For investors, this property offers strong rental demand across the RH12 area. Similar two bedroom apartments in Kilnwood Vale achieve around £1,500 per month, delivering a 6% gross yield at the guide price. Low running costs and an EPC rating of B add to its long-term appeal.

Material Facts

Price: Guide Price £300,000

Tenure: Leasehold

125 years from 1 January 2015 (114 years remaining)

Service Charge To Be Confirmed

Ground Rent to be confirmed

Council Tax Band: C

Local Authority: Horsham District Council

EPC: B

Property Type: Two bedroom apartment with two



parking spaces

Mains Services: Gas / Electricity / Water / Drainage

Heating Type: Gas central heating to radiators

Parking: Two Allocated Parking Spaces

Garden: Communal Gardens

Broadband Information: Full fibre (Fibre to the Premises) available via BT / Openreach

Mobile Coverage: Good with most major providers (EE, O2, Vodafone, Three)

Flood / Erosion Risk:

River & sea – Very low

Surface water – Very low to low

Road Charge - £tbc

Further Information:

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