



3 Arun Walk

Faygate, West Sussex, RH12 0BR
Offers in Excess of £450,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

3 Arun Walk, Faygate, West Sussex, RH12 0BR

Courtney Green are delighted to be offering for sale this highly upgraded and individually styled four bedroom semi-detached home, with accommodation set over three floors. Located in a quiet residential road within the Kilnwood Vale development, there are a wide range of local services, including a new primary school, excellent public transport links and easy access to the A264 with Gatwick less than 10 miles away. Whilst the property is very well connected, it will enjoy around 140 acres of open space once complete, with many areas available for residents to enjoy now, including the idyllic woodland footpath walk, and a number of children's play areas.

The accommodation comprises:

Obscure double glazed **Front Door** to

Entrance Hall

With Amtico limed oak flooring throughout the ground floor, radiator, thermostat control, stairs rising to the first floor landing, opening to kitchen and opening to living room.

Kitchen

The high specification kitchen has been upgraded by the current owners and comprises a range of eye and base level cabinets and drawers with complementing wood effect worktops over, composite sink with mixer tap above, tiled splashback, under cabinet lighting, display cabinet, integrated electric oven with induction hob and extractor hood over, integrated dishwasher, integrated washer and dryer, glass splashback, front aspect bay window with inset worktop creating breakfast bar, radiator, built-in shelving, downlighting, space for American style fridge freezer.

Downstairs Cloakroom

Low level WC with concealed dual flush, wash hand basin with mixer tap, half wall tiling, radiator, front aspect obscured window, downlighting.

Sitting/Dining Room

An open plan living room with French doors accessing the rear garden, radiator, bespoke media wall with feature inset fireplace and alcove cabinets with display shelving above, downlighting, understair store cupboard housing electricity fuse board and fibre internet points.

From the entrance hall stairs rise to the first floor landing with doors accessing the first floor bedrooms and an airing cupboard with a further set of stairs rising to the second floor.

Bedroom 2

A large double bedroom with rear aspect window, radiator, fitted double wardrobe with sliding mirror doors.

Bedroom 3

A large double bedroom with front aspect window, radiator, media points and recess for fitted wardrobes.

Bedroom 4

Currently used as an office, bedroom 4 has a rear aspect window, radiator and fitted office cabinetry with desk, display cabinets with glass shelving and lighting, and bookshelves with inset spotlights.

Bathroom

A luxury bathroom suite comprising an enclosed panel bath with pivot glass shower screen, showerhead, concealed Shower mixer, low-level WC with concealed dual flush, wall hung wash hand basin with mixer tap, tiled display shelf with shaver point, heated towel rail, obscured front aspect window, Amtico flooring, downlighting and extractor fan.

From the first floor landing, stairs rise to the second floor landing.

Principal bedroom

A large principal bedroom suite with front aspect dormer window, radiator, fitted double wardrobe with mirrored sliding doors, two fitted cupboards - one housing the Potterton gas fired boiler, loft hatch accessing loft space and door to ensuite shower room.

Ensuite Shower Room

A luxury shower suite comprising a walk-in shower with glass pivot door, shower mixer and shower attachment, low-level WC with concealed dual flush, wall hung wash hand basin with mixer tap, shaver point, heater towel rail, downlighting, extractor fan, Amtico flooring, half tiled walls.

Outside

To the front of the property is a block paved area providing parking for two cars, and to the rear is a recently landscaped garden with porcelain patio, raised sleeper borders, an area of artificial grass and a timber built store. The current owners have had a garden studio built, which is double glazed, insulated and has power and lighting. We understand retrospective planning approval has been sought and a decision is to be provided in the coming weeks.

Maintenance Charge—£261.76 for the current year.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 24/5655/0508

Floor 1 Building 1

- Kitchen: 11'0" x 8'2" (3.25 x 2.48 m)
- Sitting/Dining Room: 16'0" x 15'10" (4.92 x 4.86 m)

Floor 2 Building 1

- Bedroom 3: 12'0" x 8'7" (3.80 x 2.61 m)
- Bedroom 2: 13'0" x 8'7" (3.83 x 2.63 m)
- Family Bathroom
- Bedroom 4: 9'0" x 7'0" (2.71 x 2.12 m)

Floor 3 Building 1

- Principal Bedroom: 16'0" x 12'3" (4.90 x 3.75 m)
- Ensuite Shower Room

Floor 1 Building 2

- Garden Studio: 16'0" x 7'3" (4.75 x 2.23 m)

Approximate total area[®]

- 1234.41 ft²
- 114.68 m²

Reduced headroom

- 0.97 ft²
- 0.09 m²

Energy Rating Chart:

Score	Energy rating	Current	Potential
92+	A		A
81-91	B		B
69-80	C		C
55-68	D		D
39-54	E		E
29-38	F		F
1-20	G		G

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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