



2 Calvert Link  
Faygate, Horsham, West Sussex, RH12 0AG  
Guide Price £294,000 Leasehold



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Estate Agent • Letting Agent • Managing Agent



## 2 Calvert Link, Faygate, Horsham, West Sussex, RH12 0AG

Courtney Green are delighted to bring to the market this two bedroom coach house, located in the popular Kilnwood Vale development, just outside of Faygate village. Kilnwood Vale is within easy access of 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 development is very well connected, it will also 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 in brief comprises a private front door opening to a ground floor entrance hall, a first floor landing, a large principal bedroom with fitted wardrobes, a second bedroom with fitted storage cupboard, a modern bathroom, and an open plan kitchen/living space with Juliet balcony. Accessed at the rear is the large single garage which has power, lighting and an additional storage cupboard. The property comes with allocated parking. NO CHAIN.

The accommodation comprises:

Front door opening to **Entrance Hall** with radiator, space for coats and shoes, smoke alarm, and stairs rising to the first floor landing.

### Landing

A bright and spacious landing with rear aspect window, radiator, loft hatch accessing loft space, and doors to all rooms.

### Open Plan Kitchen/Living Room

The living area has a front aspect Juliet balcony, radiator, television point, and is open to the kitchen. The kitchen comprises a range of eye and base level cabinets and drawers with contrasting worktops, stainless steel one and a half bowl sink with mixer tap, integrated electric oven with four burner gas hob over and stainless steel splashback, extractor hood, Integrated fridge freezer, integrated dishwasher, integrated washing machine, under cabinet lighting, downlighting and rear aspect window.

### Bedroom 1

A large principal bedroom with front aspect window, radiator and triple fitted wardrobe with mirrored sliding doors.

### Bedroom 2

A second bedroom with large storage cupboard, radiator, and front aspect window.

### Bathroom

A modern bathroom suite comprising an enclosed panel bath with shower over, concealed bath mixer, glass pivot shower screen, low-level WC with dual flush, wall hung wash hand basin with mixer tap, rear aspect obscured window, radiator, half height wall tiling, downlighting, extractor fan, inset mirror with shaver point.

### Garage & Parking

Accessed via the rear parking area, the garage is large enough to fit a modern car and has power, lighting and a further storage cupboard. The allocated parking space is in front of the garage, however there is space to the side of the allocated space which can fit a second car, although this is not an official allocated space.

### Additional Information

Lease Length - 125 Years from 01/01/2013

Service Charge - £945.00 per annum

Ground Rent - £250.00 per annum

Managing Agents - Encore Estate Management

### Council Tax Band - C

**Agent's Note:** We strongly advise any intending purchaser to verify the above with their legal representative before committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

**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:** 25/5754/24/02

