



33 Harrys Way  
Faygate, West Sussex, RH12 0DT  
Guide Price £450,000 Freehold



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# 33 Harrys Way, Faygate, West Sussex, RH12 0DT

A beautifully presented three bedroom semi detached home, located in the popular development of Kilnwood Vale in Faygate. Built to exacting standards by Crest Nicholson in 2022, this high specification property has been further improved by the current owners with a thoughtfully landscaped garden, and tasteful interior improvements throughout that have transformed the original blank canvas into a truly individual home. Situated near the edge of the development, the property is easily accessed, whilst also having plenty of green space around it, enjoying a particularly good degree of privacy to the rear. The accommodation comprises an entrance hall, a cloakroom, an open plan kitchen/dining room, and a sitting room with French doors opening to the south-west facing garden making up the ground floor. On the first floor there are three bedrooms, an ensuite shower room to the principal bedroom, and a family bathroom. Finally, there is an adjacent driveway which provides two off road parking spaces and has an EV charger, in addition to multiple visitors bays nearby.

**Location:** Kilnwood Vale offers a wide range of local services, including a new primary school, excellent public transport links including the metrobus and direct buses to Gatwick 24 hours a day and easy access to the A264/M23 with Gatwick less than 10 miles away. As well as being very well connected, the development will enjoy around 140 acres of open space once complete, with most areas available for residents to enjoy now, including a community green, neighbourhood park and sports areas, in addition to footpaths, cycle paths, woods and bridleways. A neighbourhood centre is currently under construction, and within walking distance also lies the award winning Buchan Country Park.

The accommodation comprises:

**Entrance Hall** A welcoming entrance hall with Kardean oak-effect flooring, which continues throughout the ground floor. There is fitted shoe storage, wall panelling, a radiator, and doors leading to the cloakroom, kitchen/dining room, and sitting room. Stairs rise to the first-floor landing.

**Cloakroom** Comprising a low-level WC with dual flush, a pedestal wash hand basin with mixer tap, a radiator, a front-aspect obscured window, and wall panelling.

**Kitchen/Dining Room** The highly specified kitchen is fitted with a range of eye and base level cabinets and drawers, complemented by quartz worktops over, with an inset one and a half bowl sink with mixer tap and worktop routed drainer. Integrated appliances include a fridge/freezer, full-size dishwasher, washing machine, electric oven, and a four-burner gas hob with extractor hood over. There is spotlighting, a radiator, a front aspect window, and wall panelling.

**Sitting Room** A wonderfully bright room, enjoying a south-westerly aspect with a large rear-aspect window and glazed French doors opening onto the rear garden. The central feature is a bespoke media wall with fitted cabinetry, display shelving, and high-level power points for a television. There is a radiator, wall panelling, and a large understairs storage cupboard housing the fuse board and internet points.

From the entrance hall, stairs rise to the **First-Floor Landing**, which provides access to all bedrooms and the family bathroom, along with a loft hatch to the loft space which is partly boarded on a stilted system.

**Principal Bedroom** A generously sized double bedroom with a rear-aspect window overlooking the garden, a radiator, wall panelling, a double-width fitted wardrobe with mirrored sliding doors, and a door leading to the en-suite shower room.

**En-Suite Shower Room** A luxury shower suite comprising an oversized walk-in shower with sliding door and wall-mounted shower attachment, a low-level WC with dual flush, a pedestal wash hand basin with mixer tap, a heated towel radiator, inset mirror with shaver point, Kardean oak-effect flooring, spotlighting, and an extractor fan.

**Bedroom Two** A further large double bedroom with a double-width fitted wardrobe, wall panelling, front-aspect window, and radiator.

**Bedroom Three** A good-sized single bedroom, capable of accommodating a small double bed, with a rear-aspect window overlooking the garden, wall panelling, and a radiator.

**Family Bathroom** A luxury bathroom suite comprising an enclosed panelled bath with mixer taps and shower attachment, a separate shower mixer with handheld shower, low-level WC with dual flush, pedestal wash hand basin with mixer tap, a heated towel radiator, mirrored bathroom cabinet, Kardean oak-effect flooring, obscured front-aspect window, spotlighting, and extractor fan.

## OUTSIDE

To the rear of the property, the garden is a particular highlight, having been thoughtfully landscaped by the current owners, and enjoying a sunny south-westerly aspect and a surprisingly good degree of privacy. An Indian sandstone paved patio provides an ideal space for outdoor entertaining, with steps leading down to a side access gate and timber shed. An area of lawn leads to a raised decking area, with a further decked space to the rear of the shed, ideal for barbecues. The garden is complemented by raised-border planting with mature shrubs and established trees.

**Estates Charge** - TBC

**Council Tax Band** - D

**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.

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**Approximate total area<sup>(1)</sup>**  
789 ft<sup>2</sup>  
73.2 m<sup>2</sup>

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs	A	G6
(82-100)	B	B4
(69-80)	C	C
(55-66)	D	D
(39-54)	E	E
(21-36)	F	F
(1-20)	G	G
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**

