



17 Bricklayer Lane
Faygate, Horsham, West Sussex, RH12 0AA
Guide Price £260,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are pleased to offer for sale this modern and stylish first floor flat situated on the popular and sought after Kilnwood Vale development built by Messers Crest Nicholson to the highest of standards. The light and airy accommodation comprises a long hallway with built in cupboards, opening to a spacious open plan kitchen/living room with French doors to a Juliet balcony, a principal bedroom with built in wardrobes and luxury en-suite, a second double bedroom and modern fitted guest bathroom. Bricklayer Lane is tucked away along a quiet road and only a stones throw away from a lake and stunning country walks. Adjacent to the apartment is a parking forecourt where there are two allocated parking spaces as well as visitors bays. The property benefits from a modern gas fired heating system to radiators and is fully double glazed and the property is offered for sale with the benefit of no forward chain.

The accommodation comprises:

Communal Front Door with security entry phone system, staircase rising to the First Floor

Private Front Door to

Spacious Entrance Hall
Double glazed rear aspect, LVT flooring, radiator, cupboard housing Potterton gas fired boiler and shelving.

Kitchen/Living Room
Double glazed double aspect to the front and side with French doors to the Juliet balcony. The Kitchen Area is fitted with a comprehensive range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, four ring gas hob with a filter hood over, electric oven, Bosch washer/dryer, integrated dishwasher and fridge/freezer, radiator, flooring and downlighting.

Bedroom 1
Double glazed front aspect. Radiator, mirrored wardrobe cupboards with sliding doors, door to

En-Suite Shower Room
With oversized shower cubicle having chromium mixer tap and shower attachment, wall bracket and hand shower, glass screen, wall mounted wash hand basin with chromium mixer tap, back to wall WC, vanity shelf, mirror and shaver point, ceramic tiled walls, extractor fan, chromium towel warmer.

Bedroom 2
Double glazed rear aspect, radiator.

Guest Bathroom
Frosted double glazed rear aspect. Fitted with a white suite comprising panel bath with chromium mixer tap, wall bracket and hand shower, back to wall WC, wall mounted wash hand basin with chromium mixer tap, vanity shelf, localised tiling, chromium towel warmer, LVT flooring.

OUTSIDE

Adjacent to the property is a parking compound where there are two allocated parking spaces aswell as visitors parking.

TENURE

Leasehold - 125 years from 2015
Service Charge - £2237.33 1 Jan 2025 - 31 Dec 2025
Ground Rent - £250 pa

Managing Agents -

Council Tax Band - C

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

Referral Fees: Courtney Green routinely refers 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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