Connells

Clay Vale
Faygate Horsham

Clay Vale
Faygate Horsham RH12 0AU

for sale
£280,000

Property Description

Connells are delighted to bring to the market this well-presented top floor apartment in Clay Vale benefitting from two double bedrooms. The property was constructed in 2020 with the remaining NHBC warranty. Access to the block is secured by a phone entry system and stairs lead from the communal area to the second floor. Upon entering the apartment, the hallway has 2 storage cupboards. The open-plan living area and kitchen offer a modern and spacious layout, with access to a south-facing Juliette balcony perfect for entertaining. The kitchen is equipped with integrated appliances, ample storage, and workspace. The master bedroom includes an en-suite shower room, while the second bedroom is also a generous size. The bathroom features a bath with shower, a WC, wash basin, heated towel rail and shaver point. This well-maintained property maintains its appeal from when it was first built. Outside the property offers an allocated parking space and communal grounds.

Faygate

Kilnwood Vale is ideally located in the picturesque village of Faygate and is surrounded by countryside. It borders the High Weald Area of Outstanding Natural Beauty along the A264 east of Faygate between Horsham and Crawley and are within easy reach for all your shopping needs. However, if you prefer to explore other quaint villages, you will be spoilt for choice with Lambs Green, Rusper, Pease Pottage and Colgate close by. If you need to travel by train, the village has a train station with trains to London, Brighton and beyond.

The development has a Nursery and Primary School alongside a thriving cricket club.

Nearby is Buchan Country Park which is set in 170 acres of beautiful countryside and is an excellent place for walking, watching wildlife or enjoying a family picnic.

Faygate is a village in the Horsham district of West Sussex, It lies on the A264 road 3.4 miles (5.4 km) south west of Crawley. It has a railway station on the Arun Valley Line with trains connecting to London and Portsmouth. The village is in the green belt between Crawley and Horsham.

Hall
14' 6" (max) x 10' 4" (max)
(4.42m (max) x 3.15m (max)

Open Plan Kitchen/Living Room
17' 1" (max) x 18' 9" (max)
(5.21m (max) x 5.71m (max)

Bedroom 1
11' 5" (max) x 9' 8" (max)
(3.48m (max) x 2.95m (max)

En-Suite

Bedroom 2
9' 4" (max) x 12' 5" (max)
(2.84m (max) x 3.78m (max)

Bathroom
6' 4" (max) x 7' 4" (max)
(1.93m (max) x 2.24m (max)

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/HSH407107

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.