



Calico Street Faygate HORSHAM RH12 0BG

for sale offers in excess of
£425,000



Property Description

Connells are delighted to bring to the market this modern, spacious and well-presented property in Kilnwood Vale. Kilnwood Vale is ideally located close to both Horsham and Crawley town centres for all your shopping and leisure requirements. In addition, it is less than a mile to Faygate station with trains to London and the M23 is less than a 5-minute drive, for those commuting by car, to outer London or the coast. Kilnwood Vale also has a nursery and primary school which opened in 2019.

This spacious home is entered via the entrance hall with plenty of space to store coats and shoes. Off to the right is the spacious lounge which leads through to a downstairs WC and understairs storage cupboard. This opens out into a bright kitchen diner with French doors leading out into the private and easy to maintain rear garden. The delightful kitchen has plenty of space for a dining table so giving the family somewhere to sit and enjoy a meal together. Upstairs, this lovely home has three bedrooms and a family bathroom, the master bedroom also has a stylish en-suite shower room. Further benefits are two allocated parking spaces so you will always have somewhere to park. An internal viewing is highly recommended to appreciate this home.

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

Lounge

15' (max) x 11' 8" (max)
(4.57m (max) x 3.56m (max))

Kitchen

11' 3" (max) x 15' 2" (max)
(3.43m (max) x 4.62m (max))

WC

Stairs

Landing

First Floor

Bedroom 1

9' (max) x 9' 4" (max)
(2.74m (max) x 2.84m (max))

En-Suite

7' 7" (max) x 5' 4" (max)
(2.31m (max) x 1.63m (max))

Bedroom 2

14' 1" (max) x 8' 3" (max)
(4.29m (max) x 2.51m (max))

Bedroom 3

13' 1" (max) x 7' 6" (max)
(3.99m (max) x 2.29m (max))

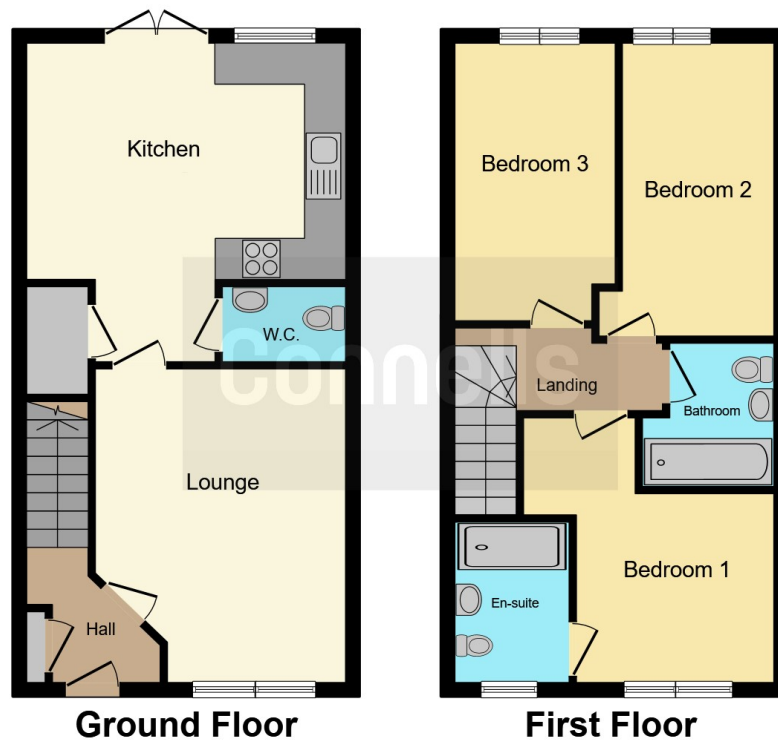
Rear Garden

Allocated Parking Spaces









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

T 01403 256 331
E horsham@connells.co.uk

31-31A Carfax
 HORSHAM RH12 1EE

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HS407185



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HSH407185 - 0004