



**Price**  
**£400,000**

**Freehold**

3x  2x  1x 

**Illett Way, Faygate,  
Horsham, West Sussex,  
RH12**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Allocated parking for two cars
- Great family home layout
- Just a short walk to local bus route and Kilnwood Vale Primary School
- Easy main road access to Horsham, Crawley and Gatwick Airport
- Separate kitchen and lounge/diner with patio doors to rear garden

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge/Dining Room: 18'7 x 13'0 (5.67m x 3.97m)

Kitchen: 10'8 x 9'6 (3.25m x 2.90m)

### FIRST FLOOR

Landing

Bedroom 2: 10'8 x 8'5 (3.25m x 2.57m)

Bedroom 3: 9'9 at widest point x 6'6 up to door well (2.97m x 1.98m)

Bathroom: 7'1 x 6'4 (2.16m x 1.93m)

Bedroom 1: 11'2 x 10'1 (3.41m x 3.08m)

En Suite Shower Room: 10'2 x 4'0 (3.10m x 1.22m)

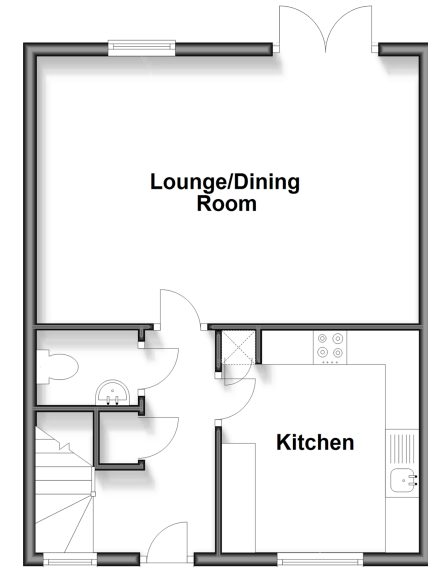
### OUTSIDE

Allocated Parking

Front & Rear Garden

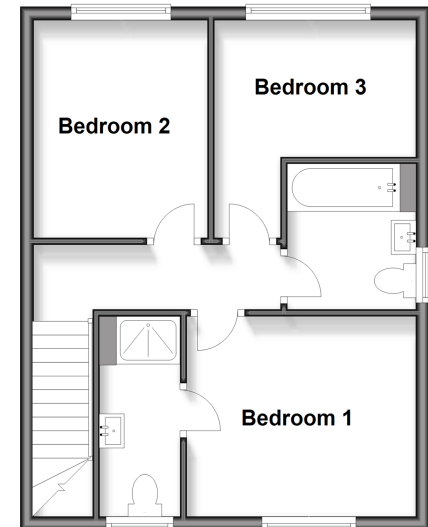
### Ground Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



### First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



**Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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