



18 Illett Way  
Faygate, Horsham, RH12 0AJ

**Offers Over £600,000**



TMS Estate Agents are delighted to offer for sale this 4 bedroom detached house in the new Kilnwood Vale development, at Faygate, Horsham.

Much improved by owner with a beautiful landscaped garden, an external cinema room with air conditioning installed, CCTV installed and repainted/decorated (2023).

Highly desirable 'Goldfinch' design, and position close to the Neighbourhood Park, 2 years NHBC warrantee remaining.

Planning permission granted for a potential further extension - please contact us directly for full details and drawings.

Accommodation is spread across 2 floors and includes:

- \* Hallway
- \* Downstairs Cloakroom
- \* Lounge: 5.56m x 3.73m (max) (18' 3" x 12' 3")
- \* Kitchen/Breakfast Room: 5.17m x 3.46m (17' x 11' 4")

#### FIRST FLOOR

- \* Landing
- \* Bedroom 1: 3.88m x 2.97m (12' 9" x 9' 9")
- \* En-Suite to Bedroom 1: 2.94m (inc shower cubicle) x 2.23m (9' 8" x 7' 4")
- \* Bedroom 2: 3.3m x 2.96m (10' 10" x 9' 9")
- \* Bedroom 3: 4.73m (exc cupboard depth) x 2.57m (15' 6" x 8' 5")
- \* Bedroom 4 / Dressing Room: 3.37m (into bay) x 3.2m (11' 1" x 10' 6")

#### OUTSIDE

- \* Driveway and Parking Bay
- \* Front Garden
- \* Detached Outbuilding: 5.87m x 2.7m (19' 3" x 8' 10")

Currently used as a Cinema Room, previously used as a gym. Permission granted in 2021 to use as habitable living space.

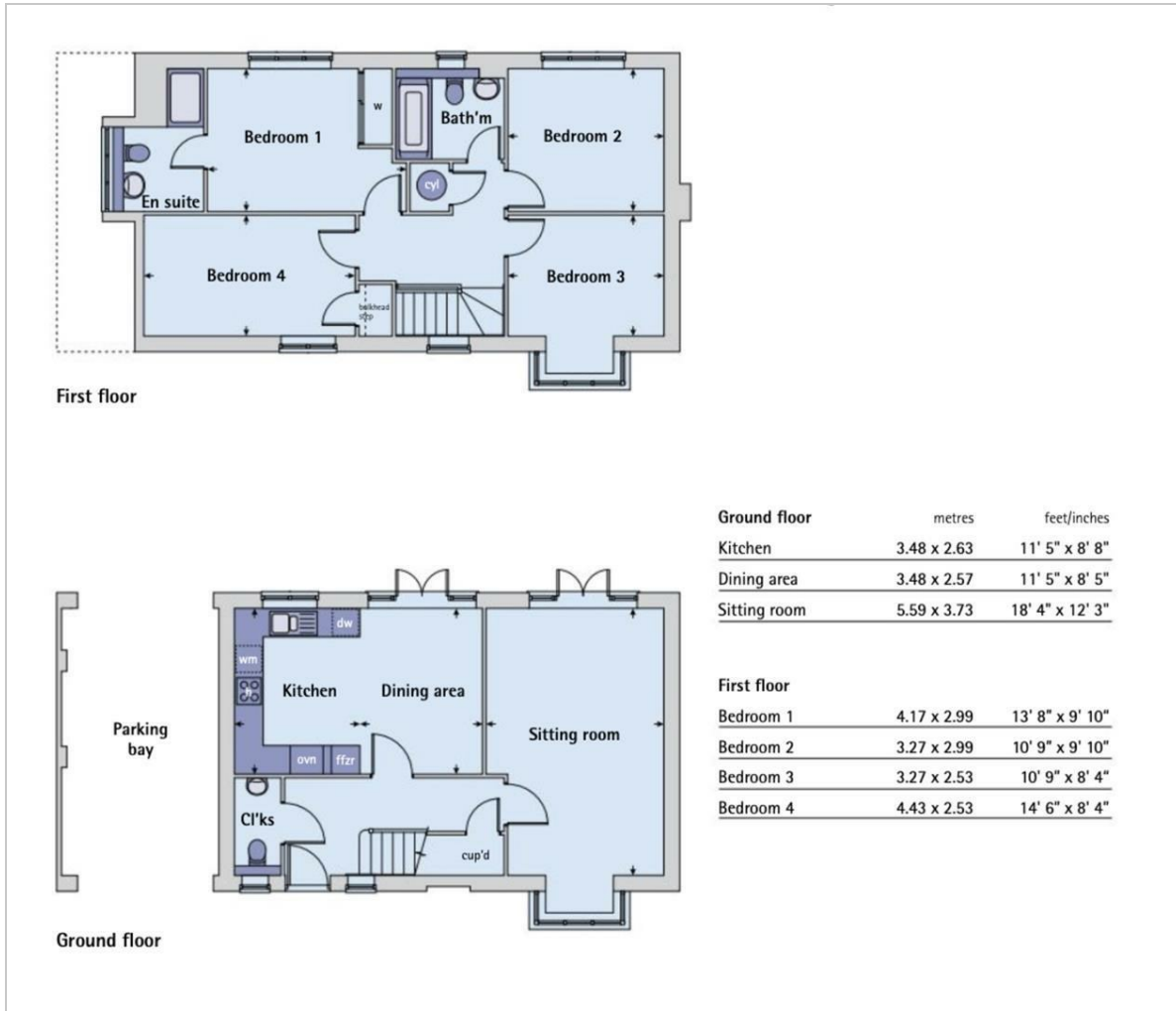
- \* South-Facing Landscaped Rear Garden

Beautiful sunny position with well-established trees, plants, shrubs for a recently built property, Patio and laid to lawn areas, pagola, water feature, shed, side access.





## Floor Plan



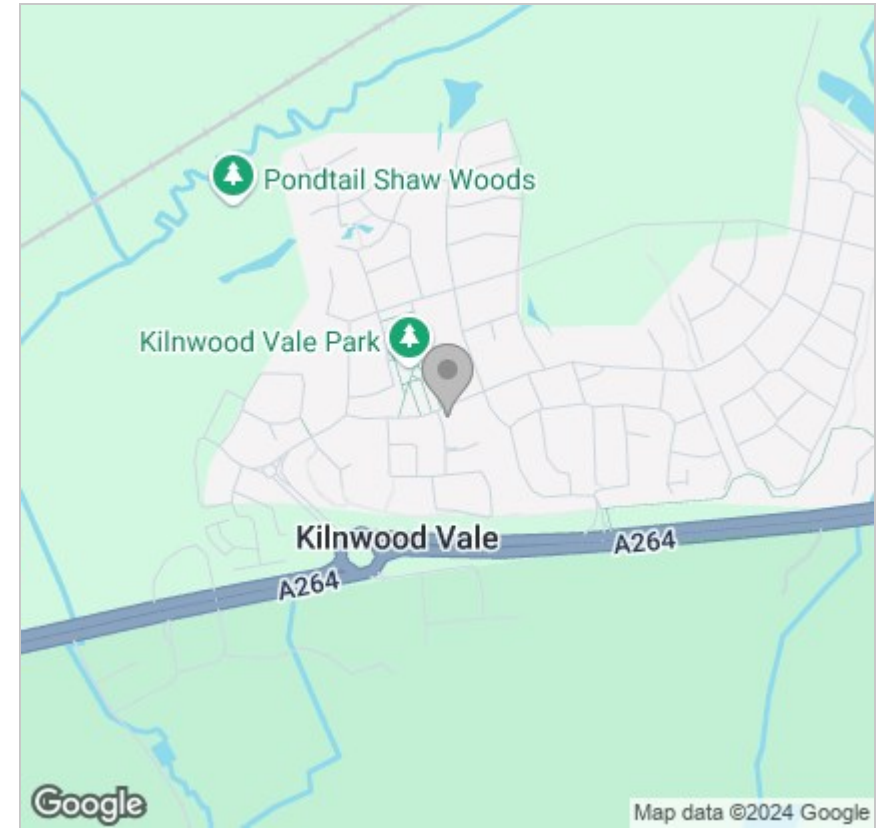
## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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**Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ**  
**t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com**

## Area Map



## Energy Efficiency Graph

