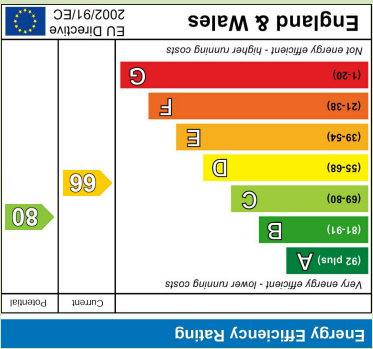
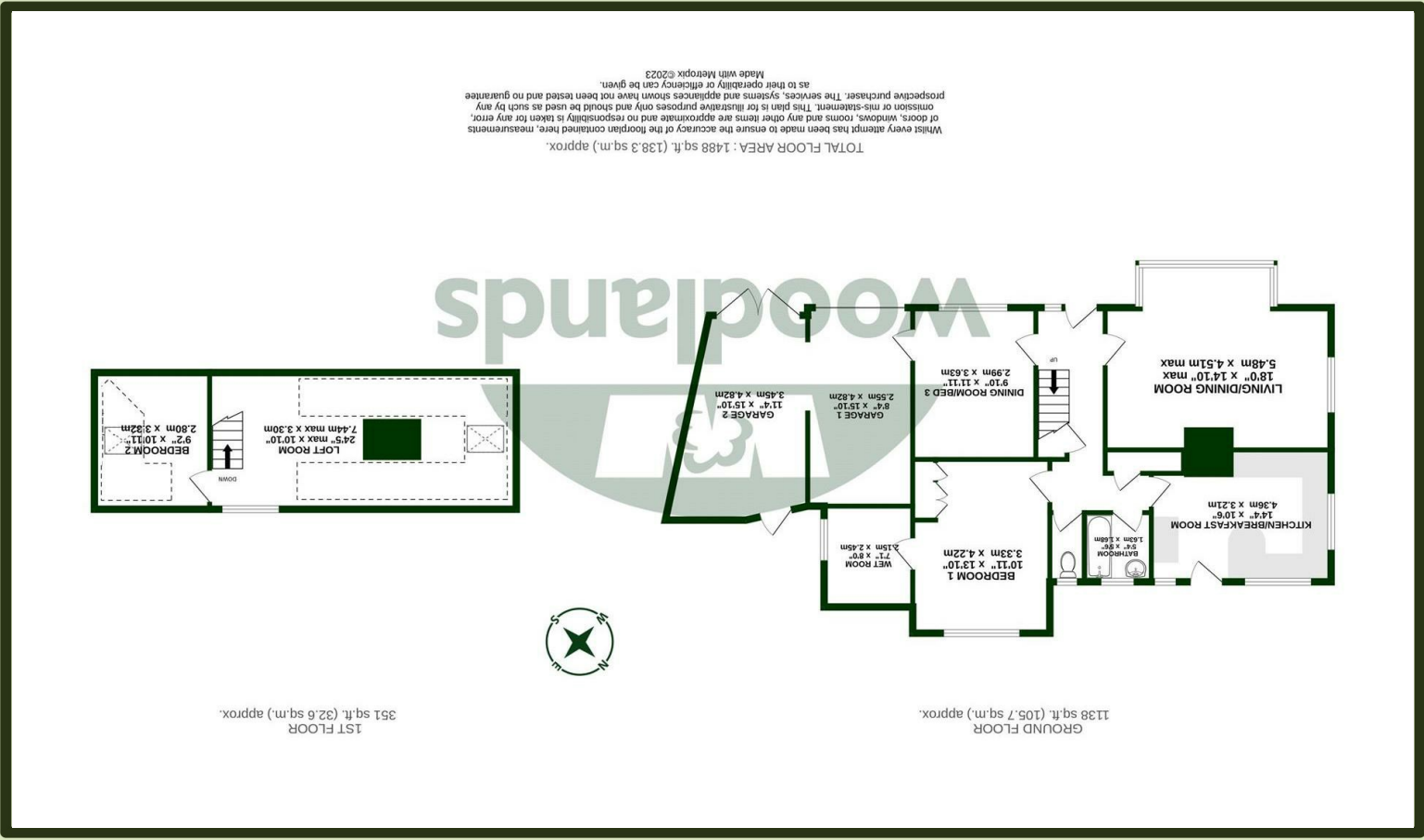




18 Fay Road, Horsham, West Sussex, RH12 2LG



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LOCATION: The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria/Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre and there is the redeveloped Pines Place with an Everyman Cinema and further restaurants. The A24, M23 are close by giving access to London, Gatwick and the South coast. There are also a number of excellent state and private schools in the area, including; Tanbridge House, Christ's Hospital, Millais Girls and Forest Schools, Farlington Girls School, Pennthorpe and Cottesmore.

DIRECTIONS: From Horsham Town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and then turn right at the traffic lights into Springfield Road. At the second set of traffic lights turn right into Wimblehurst Road and then first left into Ashleigh Road. Fay Road is then on the right hand side.

COUNCIL TAX: Band F.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for Learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC's are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

These particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

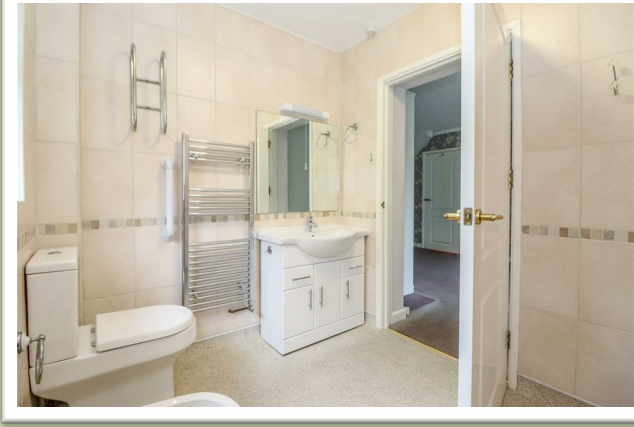
NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.

MISREPRESENTATION ACT







Fay Road is one of the most popular roads in Horsham - a cul-de-sac with an attractive mix of detached properties, whilst being withing walking distance to Horsham park, the train station and the town centre beyond. Properties are rare to come up for sale, and when they do, they are often snapped up with clients registering with this specific location in mind.

Being sold with no-onward chain, this attractive chalet bungalow is likely to appeal to those wishing to find a home that has been well maintained and improved in recent times, but with the ability to add their own stamp on style or extend and enhance if required.

A block paved driveway provides parking for several cars whilst the attached double garage provides additional parking or perhaps could be used to extend the existing living space for either an additional reception room or bedroom (stpp).

The front door leads to a welcoming entrance hall with stairs leading to the first floor. There is a bright and spacious living room with feature bay window. This room could serve well as a living and dining room, however the owners current configuration uses the room on the opposite side of the hallway as a dining room, however this could well be adapted to be a guest third double bedroom. Beyond this is a through-and-through double garage with one half benefitting from an electric garage door.

The principal bedroom is on the ground floor - it is a spacious bedroom with fitted wardrobes and an en-suite wet room with shower, wc, sink and heated towel rail. There is a well presented bathroom with electric shower over the bath, and to the rear of the property is a generous kitchen with breakfast bar, and good range of base and wall units, built in double oven, hob and fridge/freezer. A door leads out to the beautifully presented secluded rear garden - laid to lawn, with raised patio area and additional patio area behind the garage providing an additional seating area. There are mature borders surrounding the property.

The loft has previously been converted and provides additional accommodation in the form of a long loft room - currently used as a study/guest bedroom space and an additional small double bedroom completing the internal accommodation.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING/DINING ROOM 18'0" x 14'10" (5.49m x 4.52m)

KITCHEN/BREAKFAST ROOM 14'04" x 10'06" (4.37m x 3.20m)

DINING ROOM/BEDROOM THREE 9'10" x 11'11" (3.00m x 3.63m)

BEDROOM ONE 10'11" x 13'10" (3.33m x 4.22m)

WET ROOM 7'01" x 8'0" (2.16m x 2.44m)

BATHROOM 5'04" x 5'06" (1.63m x 1.68m)

SEPARATE W.C 2'08" x 5'06" (0.81m x 1.68m)

FIRST FLOOR

LOFT ROOM 24'05" x 10'10" (7.44m x 3.30m)

BEDROOM TWO 9'02" x 10'11" (2.79m x 3.33m)

OUTSIDE

BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING

ATTACHED DOUBLE GARAGE

GARAGE ONE 8'04" x 15'10" (2.54m x 4.83m)

GARAGE TWO 11'04" x 15'10" (3.45m x 4.83m)

REAR GARDEN

NO ONWARD CHAIN



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