



30 Beeches Way, Faygate, West Sussex, RH12 0AD

Guide Price £425,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

In brief...

- 3 well proportioned bedrooms
- Semi detached house
- Built in 2015 by Crest Nicholson Homes
- Well presented accommodation
- Allocated parking space
- Popular development
- Potential to convert loft
- Close to schools, transport links, country walks and Horsham
- Private rear garden

The accommodation comprises: entrance hallway, cloakroom, sitting room with double doors onto the garden and kitchen fitted with an attractive range of units and integrated appliances. On the first floor there is access into the loft which lends itself for conversion. There are 3 well proportioned bedrooms and modern bathroom.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





In more detail...

The accommodation comprises: entrance hallway, cloakroom, sitting room with double doors onto the garden and kitchen fitted with an attractive range of units and integrated appliances. On the first floor there is access into the loft which lends itself for conversion. There are 3 well proportioned bedrooms and modern bathroom.

Benefits include double glazed windows, fibre-optic broadband and gas fired central heating to radiators (combination boiler located in the airing cupboard).

There is 1 allocated parking space and ample resident bays nearby. The 36' X 19' rear garden is predominantly lawned with paved patio, decked seating, shed and rear access.

Estate Charge: TBC

SHARED OWNERSHIP OPTION AVAILABLE:
(Property can also be purchased for £170,000 for a 40% share. Full market value £425,000).

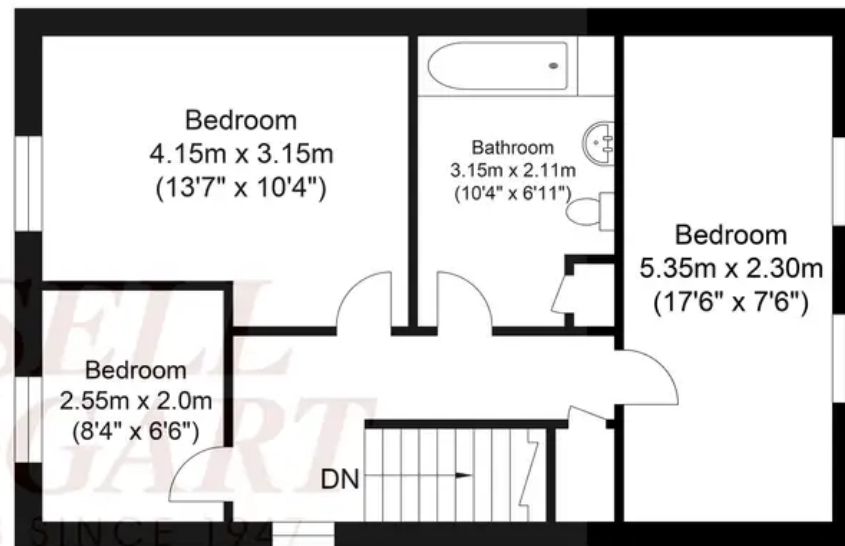
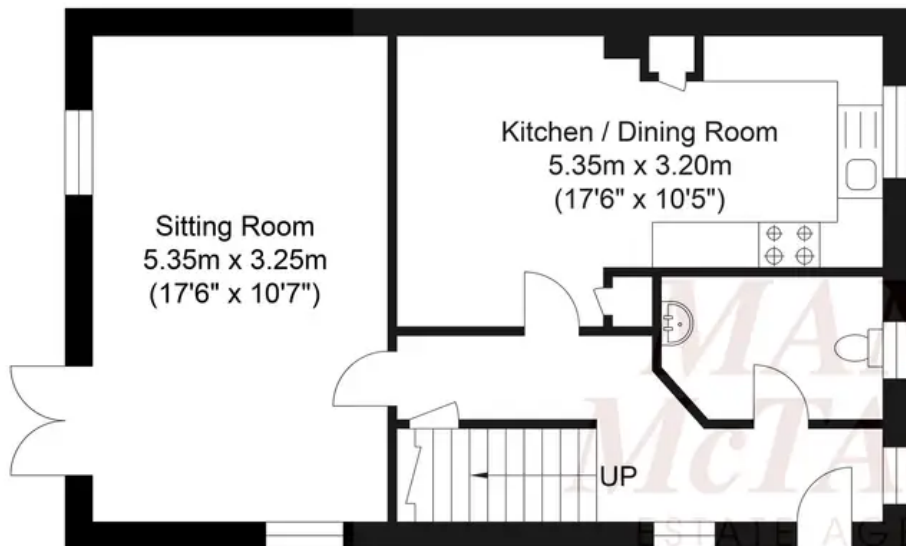
Please contact Mansell McTaggart for further details.

The location...

Faygate is a delightful hamlet situated north-east of Horsham, close to its sister village of Colgate. Nestled in the midst of St. Leonards Forest, the parish is an Area of Outstanding Natural Beauty and offers residents local serenity, within easy access of the town facilities of Horsham and Crawley. Nearby, New House Farm Shop offers delicious indoor and alfresco dining, locally sourced produce and seasonal pick-your-own fields. The neighbouring Cottesmore Hotel Golf & Country Club offers a retreat for health and beauty, sports and fitness. Families have a newly built local nursery and primary school located in Kilnwood Vale development close by. The village store is available for your everyday needs, and food and beverage catering vans also visit weekly. Faygate train station connects to London and Portsmouth, and Horsham train station is within easy access for links to London, Gatwick and the South Coast.

The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens.





Ground Floor
 Approximate Floor Area
 501.06 sq ft
 (46.55 sq m)

First Floor
 Approximate Floor Area
 501.06 sq ft
 (46.55 sq m)

Approximate Gross Internal Area = 93.10 sq m / 1002.12 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

26 Carfax, Horsham, West Sussex, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

**MANSELL
 McTAGGART**
 — Trusted since 1947 —