



19 Crusades Road, Faygate, West Sussex, RH12 0DF

Guide price £300,000 - £325,000

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In brief...

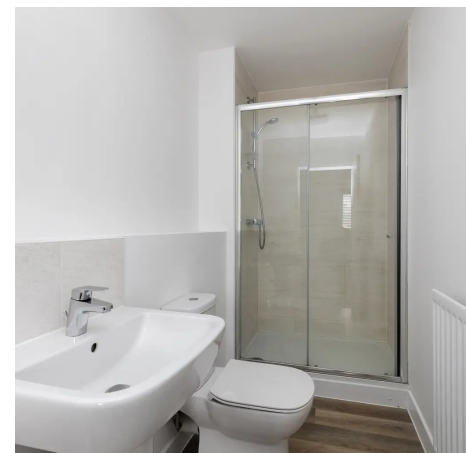
- 2 well proportioned bedrooms
- Master bedroom with en suite
- Impressive coach house
- No onward chain
- Built in 2021 by Linden Homes
- Allocated parking and garage
- Previously let at £1400 per month
- Popular development and close to facilities

An impressive 2 double bedroom coach house, built in 2021 by Linden Homes with parking space, garage, remainder of NHBC guarantee and no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





In more detail...

An impressive 2 double bedroom coach house, built in 2021 by Linden Homes with parking space, garage, remainder of NHBC guarantee and no onward chain. The property is situated on a popular development, close to excellent schools, major transport links, shopping facilities and country walks. The property would make an ideal first time or investment purchase and has been previously let out at £1,400 per month.

The accommodation comprises: entrance hallway with storage, well proportioned sitting/dining room with Juliet balcony and beautifully fitted kitchen with integrated appliances and useful storage cupboard with shelving. There is a master bedroom with fitted wardrobes and en suite shower room. A further guest bedroom fits a double bed and there is a modern bathroom.

Benefits include remainder of 10 year NHBC guarantee, double glazed windows, gas fired central heating (combination boiler located in kitchen), fibre-optic broadband, newly re-carpeted, re-decorated throughout, loft storage and bespoke shutters to sitting/dining room and master bedroom.

There is an allocated parking space, leading to the garage with under-stairs storage and power.

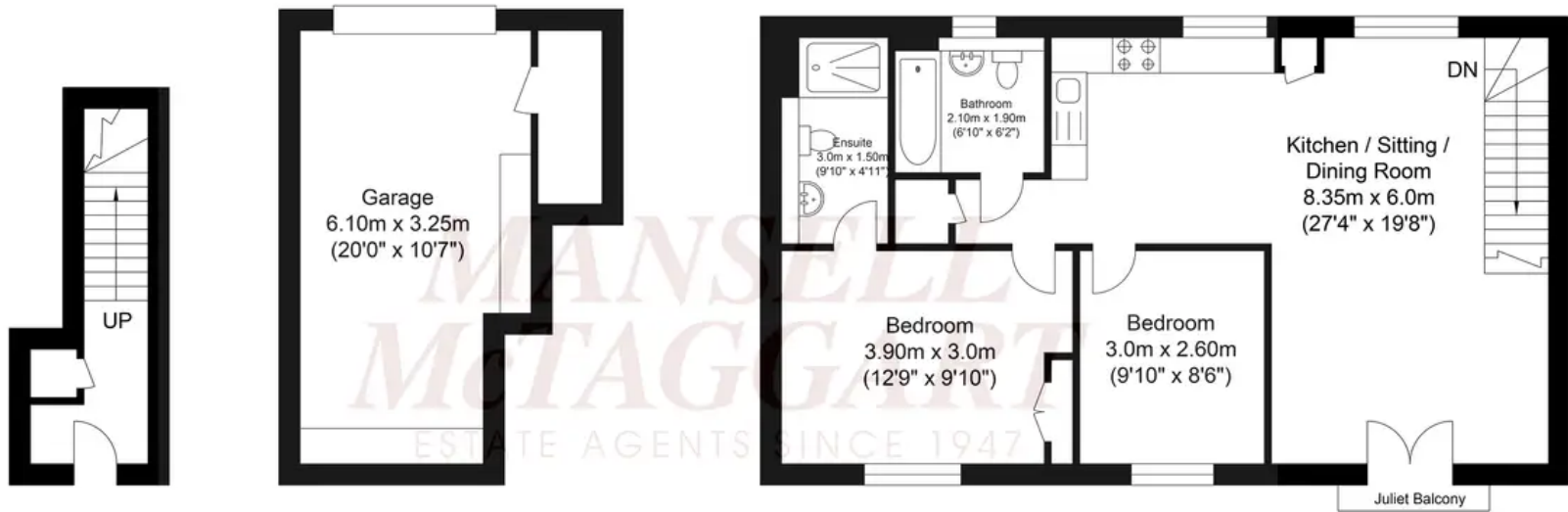
Tenure: Freehold

Estate Charge: £300.01 (reviewed yearly)

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
61.56 sq ft
(5.72 sq m)

Garage Ground Floor
Approximate Floor Area
224.31 sq ft
(20.84 sq m)

First Floor
Approximate Floor Area
697.50 sq ft
(64.80 sq m)



Approximate Gross Internal Area = 91.36 sq m / 983.39 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart

26 Carfax, Horsham, West Sussex, RH12 1EE

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

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