



## 3 Pondtail Walk, Faygate, West Sussex, RH12 0AW

Guide Price £425,000 - £450,000

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## In brief...

- 3 well proportioned bedrooms
- Immaculately presented semi detached house
- Built in 2018 by Crest Nicholson Homes
- West facing garden
- Master bedroom with en suite
- 2 allocated parking spaces
- Popular and conveniently located development
- Close to schools, transport links, shops and Horsham

A very well presented 3 bedroom semi detached house, built in 2018 by Crest Nicholson Homes with en suite, 2 allocated parking spaces and west facing garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







## In more detail...

A very well presented 3 bedroom semi detached house, built in 2018 by Crest Nicholson Homes with en suite, 2 allocated parking spaces and west facing garden. The property is situated on a popular development, close to excellent schools, major transport links, country walks, shopping facilities and Horsham town centre.

The accommodation comprises: entrance hallway, cloakroom, sitting room with double doors onto the garden and kitchen/dining room fitted with an attractive range of units and integrated Bosch appliances. On the first floor there is access into the loft which lends itself for conversion, similar to a number of nearby properties. The master bedroom is equipped with en suite shower room and fitted wardrobes. There are 2 further well proportioned bedrooms and family bathroom.

Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the airing cupboard), Amtico flooring, remainder of 10 year NHBC guarantee and fibre-optic broadband.

There are 2 allocated parking spaces to the front of the house. The 32' X 19' West facing rear garden is predominantly lawned with paved patio, stocked border and side access.

Estate Charge: £301.78



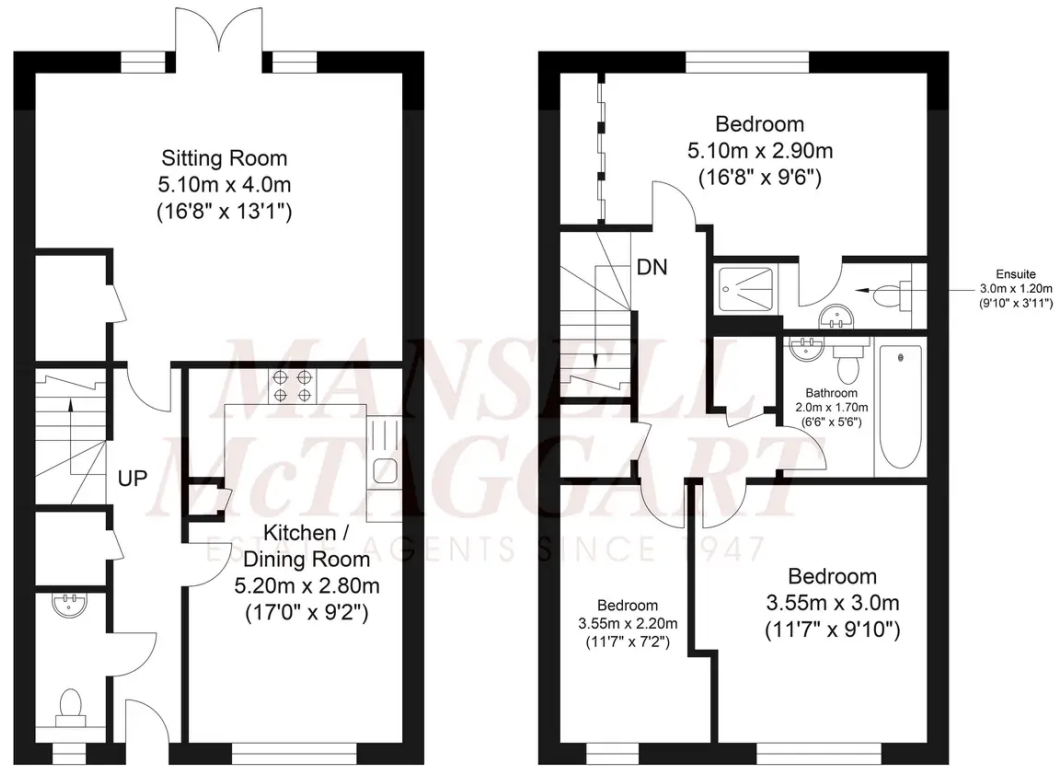
## The location...

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  
 510.53 sq ft  
 (47.43 sq m)

First Floor  
 Approximate Floor Area  
 510.53 sq ft  
 (47.43 sq m)

Approximate Gross Internal Area = 94.86 sq m / 1021.06 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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