



56 Illett Way, Faygate, RH12 0AJ

Guide Price **£500,000 - £525,000**

**MANSELL
McTAGGART**
Trusted since 1947

- 4 well proportioned bedrooms
- 3 storey detached house
- Driveway for 2 vehicles and garage with power
- Master bedroom with en suite
- South facing garden
- Close to schools, transport links, shops and walks
- Built in 2017 by Crest Nicholson

A spacious and well located 4 bedroom, 3 storey detached house, built in 2017 by Crest Nicholson with fantastic outlook to front, en suite, driveway for 1 vehicle, garage, south facing garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A spacious and well located 4 bedroom, 3 storey detached house, built in 2017 by Crest Nicholson with fantastic outlook to front, en suite, driveway for 1 vehicle, garage, south facing garden 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 accommodation comprises: entrance hallway, cloakroom, sitting/dining with double doors onto the garden and bay fronted kitchen/breakfast room fitted with an attractive range of units and integrated appliances. On the first floor there are 3 well proportioned bedrooms and family bathroom. On the second floor there is an impressive master bedroom with fine outlook towards the playing fields, dressing area, fitted wardrobes and en suite shower room.

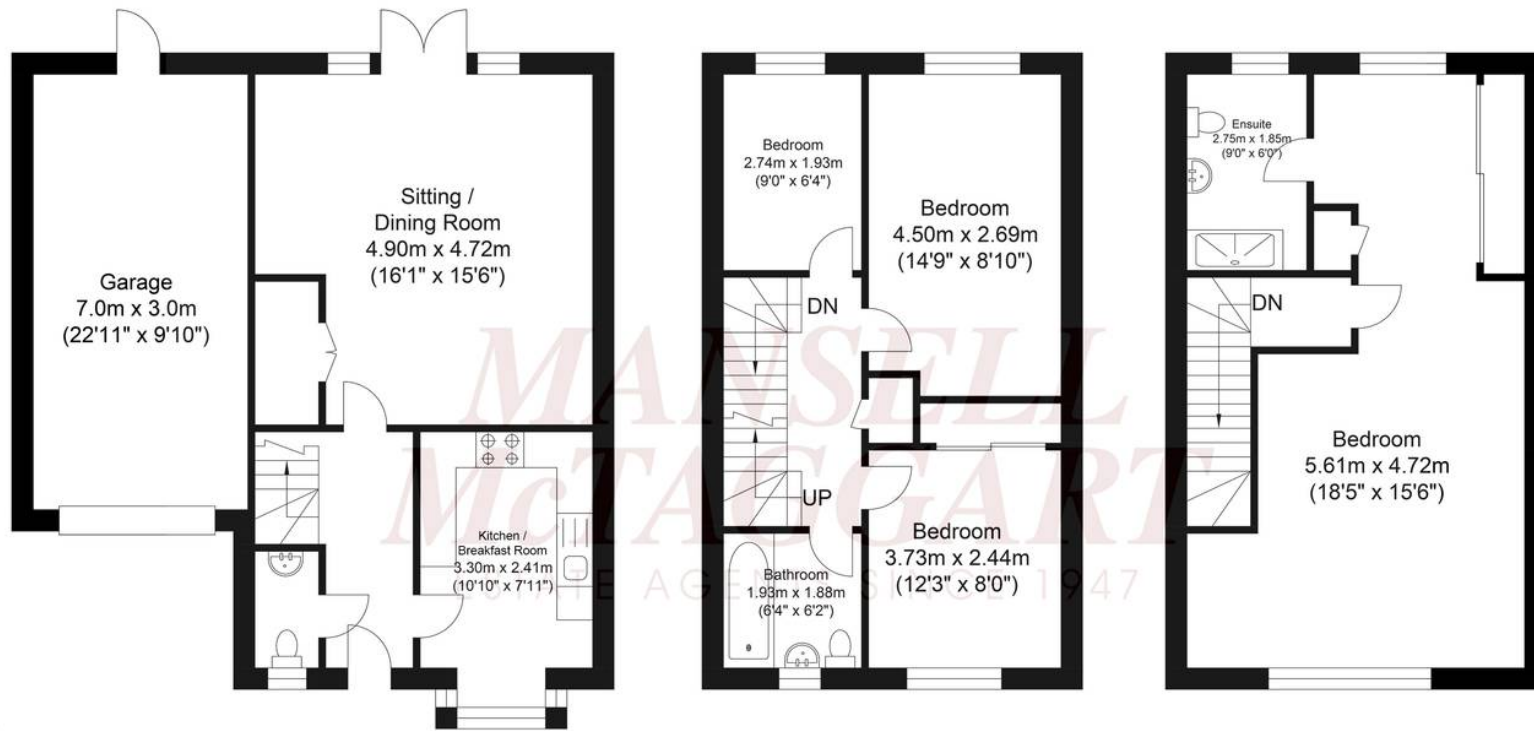
Benefits include remainder of 10 year NHBC guarantee, fibre-optic broadband, Amtico flooring, double glazed windows and gas fired central heating to radiators (boiler located in airing cupboard on second floor).

A driveway provides parking for 1 vehicle, leading to the garage with power and ample eaves storage. The 32' X 29' south facing rear garden is predominantly lawned with paved patio and power supply.

Estate Charge: £300.01 per annum

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
632.16 sq ft
(58.73 sq m)

First Floor
Approximate Floor Area
421.73 sq ft
(39.18 sq m)

Second Floor
Approximate Floor Area
421.73 sq ft
(39.18 sq m)

Approximate Gross Internal Area (Including Garage) = 137.09 sq m / 1475.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.