



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

In Excess of £375,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 well proportioned double bedrooms
- Good sized end of terrace house
- 2 allocated parking spaces
- Built in 2015 by Bovis
- Wooded outlook
- Master bedroom with en suite
- Studio/office with power
- Potential to convert the loft
- Low maintenance landscaped garden

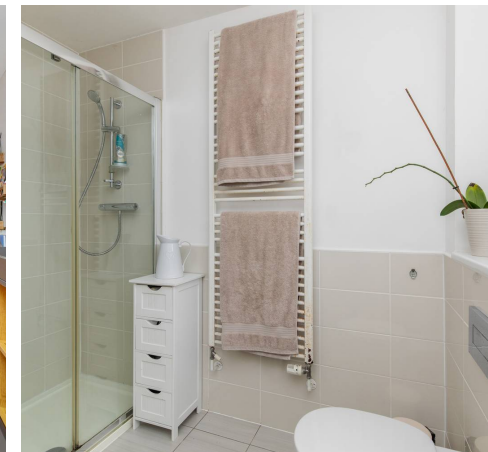
A well located 2 double bedroom end of terrace house, built in 2015 by Bovis Homes with en suite, 2 allocated parking spaces, landscaped garden and studio/office with power

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A well located 2 double bedroom end of terrace house, built in 2015 by Bovis Homes with en suite, 2 allocated parking spaces, landscaped garden and studio/office with power. The property is situated on a popular development, close to excellent schools, major transport links, shopping facilities and country walks.

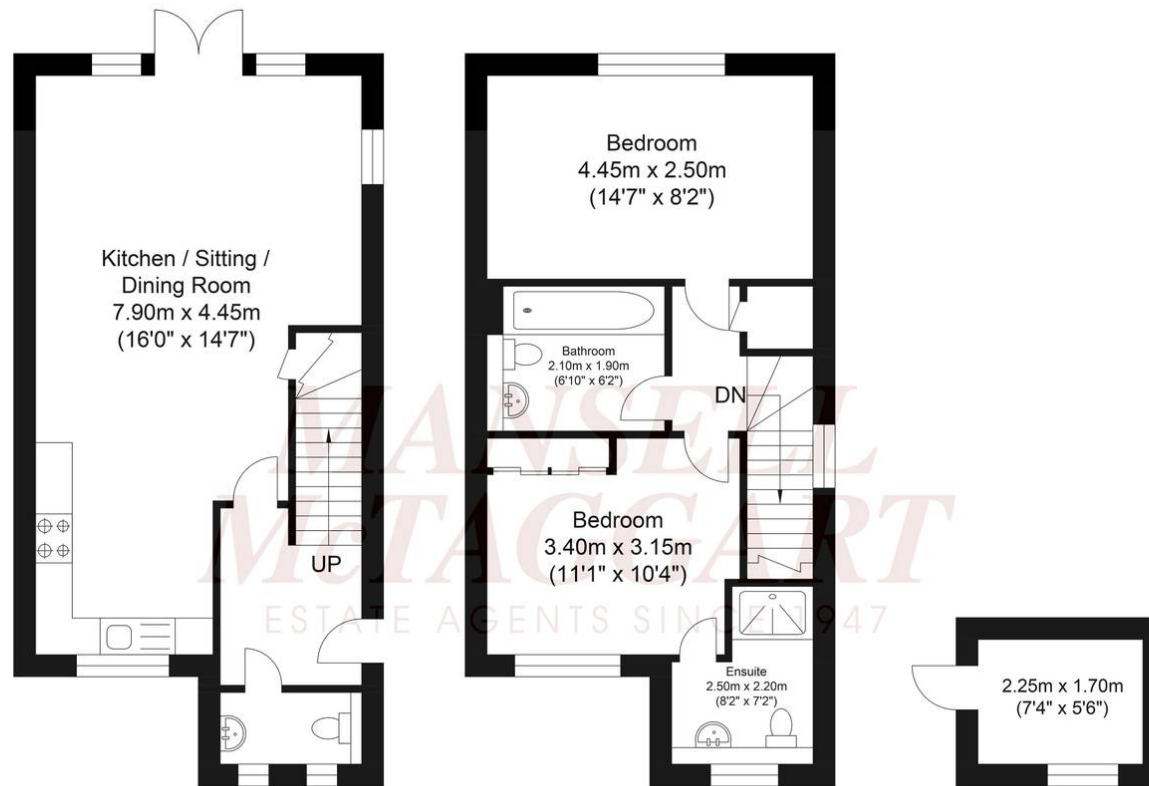
The accommodation comprises: entrance hallway, cloakroom, sitting/dining room with double doors onto the garden and kitchen fitted with an attractive range of units with some integrated appliances. Upstairs there is access into the loft which lends itself for conversion, similar to neighbouring properties. The master bedroom is equipped with fitted wardrobes and en suite shower room. The guest bedroom is well proportioned and there is a modern family bathroom.

Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the kitchen) and fibre-optic broadband. There are 2 allocated parking spaces to the front of the front of the property and ample visitor parking nearby.

The 26' X 16' rear garden offers a good degree of privacy and enjoys a pleasant wooded outlook to one side. The garden has been landscaped to create a low maintenance area with artificial lawn, border and side access. The studio is ideal for those who work from home or require a playroom.

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
 409.45 sq ft
 (38.04 sq m)

First Floor
 Approximate Floor Area
 409.45 sq ft
 (38.04 sq m)

Outbuilding
 Approximate Floor Area
 41.22 sq ft
 (3.83 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 76.08 sq m / 818.91 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.