



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

£525,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 3 well proportioned double bedrooms
- 3 storey semi detached house
- Built in 2015 by Crest Nicholson Homes
- Driveway for 3 vehicles
- Carport and garage with power
- Master bedroom with en suite
- Sitting room with Juliet balcony
- Popular and conveniently located development
- Cloak/utility room
- Close to schools, transport links, walks and shops

A well presented and spacious 3 double bedroom, 3 storey semi detached house, built in 2015 by Crest Nicholson Homes with en suite, private garden, driveway for 3 vehicles, carport and garage with power

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







A well presented and spacious 3 double bedroom, 3 storey semi detached house, built in 2015 by Bovis Homes with en suite, private garden, driveway for 3 vehicles, carport and garage with power. The property is situated on a popular and conveniently located development, close to excellent schools, major transport links, shopping facilities and stunning walks.

The accommodation comprises: entrance hallway, cloak/utility room and kitchen/dining/family room fitted with an attractive range of units, integrated appliances and double doors onto the garden. On the first floor there is a great sized sitting room with Juliet balcony and master bedroom with ample fitted wardrobes and en suite shower room. On the top floor there are 2 well proportioned double bedrooms and family bathroom.

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

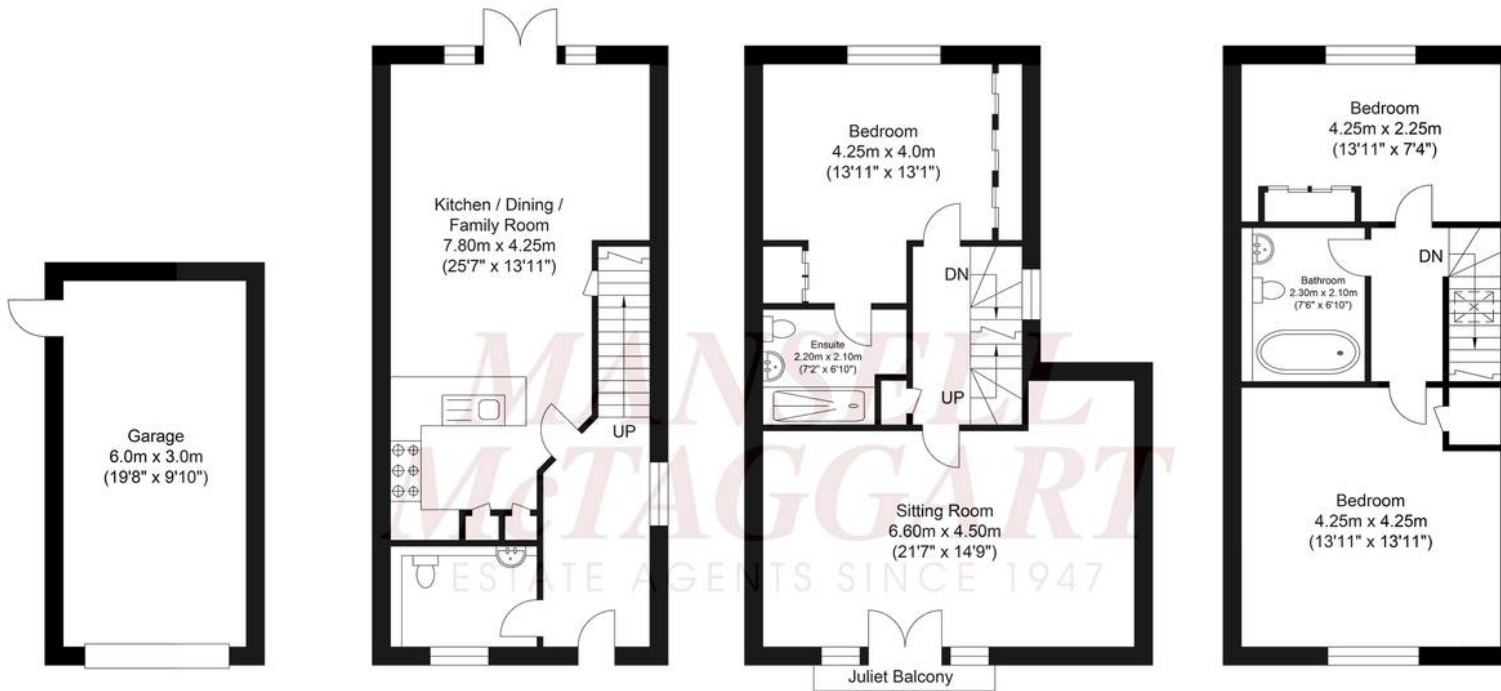
A driveway provides parking for 3 vehicles, leading to the carport and garage with ample eaves storage, power and opportunity to convert, if required. The 50' X 28' part walled corner plot rear garden is predominantly laid to an artificial lawn, paved patio and side access.



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.







Garage  
Approximate Floor Area  
193.75 sq ft  
(18.0 sq m)

Ground Floor  
Approximate Floor Area  
436.90 sq ft  
(40.59 sq m)

First Floor  
Approximate Floor Area  
523.34 sq ft  
(48.62 sq m)

Second Floor  
Approximate Floor Area  
436.90 sq ft  
(40.59 sq m)



Approximate Gross Internal Area (Excluding Garage) = 129.80 sq m / 1397.15 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.