



20 Capon Park, Faygate, RH12 0DE

Guide Price £475,000 – £500,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 good sized bedrooms
- Spacious and well presented 3 storey end of terrace house
- Superbly located opposite green space
- Master bedroom with en suite
- South west facing garden
- 2 covered allocated parking spaces
- Built in 2020 with remainder of NHBC guarantee
- Popular and conveniently located development close to amenities

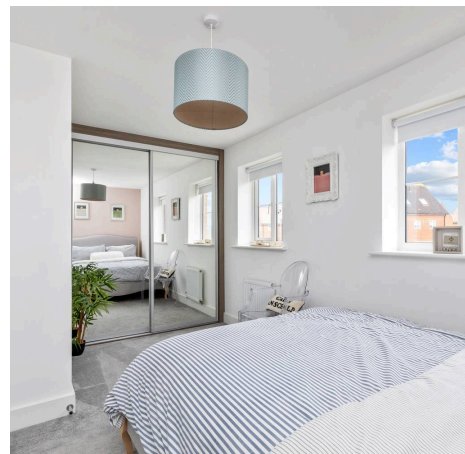
A beautifully presented 4 bedroom, 3 storey end of terrace house, built in 2020 by Linden Homes with en suite, south west facing garden, car barn parking for 2 vehicles and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



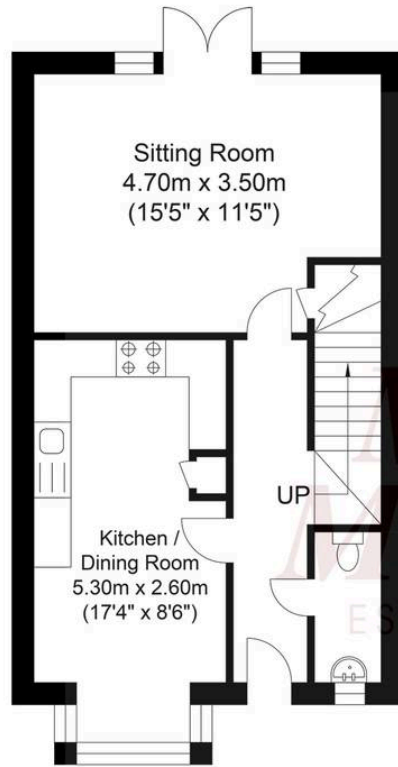


Guide Price £475,000 - £500,000 - A beautifully presented and superbly located 4 bedroom, 3 storey end of terrace house, built in 2020 by Linden Homes with en suite, south west facing garden, car barn parking for 2 vehicles and no onward chain. The property is situated opposite a green and on this popular development, close to excellent schools, major transport links, shopping facilities and stunning walks. The accommodation comprises: entrance hallway, cloakroom, sitting room with French doors onto the garden and bay fronted kitchen/dining room fitted with an attractive range of units and integrated appliances that include: fridge/freezer, washing machine, dryer, dishwasher, hob, oven, extractor and wine fridge. On the first floor there are 3 good sized bedrooms and family bathroom. On the second floor there is a recently re-decorated master bedroom with dressing area, fitted wardrobes and en suite shower room. Benefits include double glazed windows, gas fired central heating to radiators (combination boiler located in the second floor storage cupboard), fibre-optic broadband, Karndean flooring and NHBC guarantee. The 40' x 16' south west facing garden offers an excellent degree of privacy and is lawned with paved patios and power/water supply which would be ideal for a hot tub. A rear gate provides access to the 2 allocated spaces within the car barn.

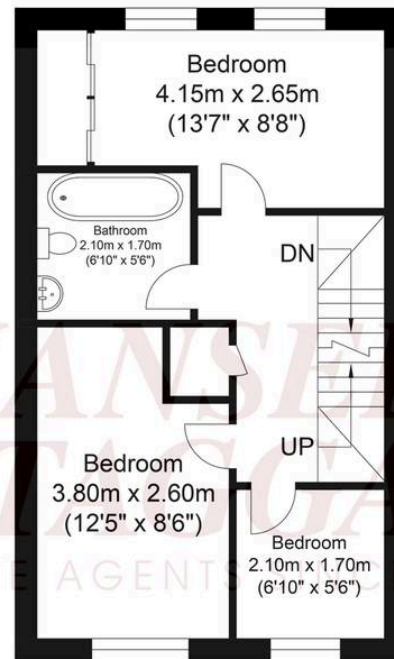
NB. Site charge £27.55 per month

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.

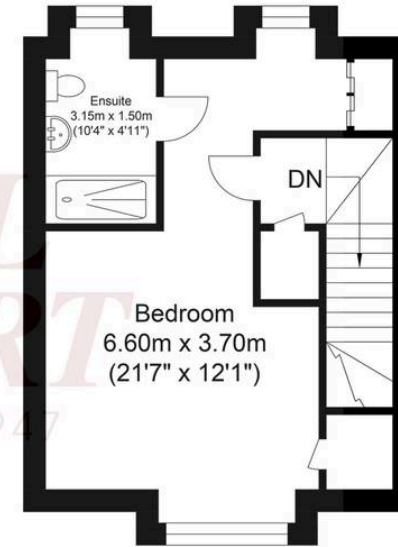




Ground Floor
Approximate Floor Area
430.23 sq ft
(39.97 sq m)



First Floor
Approximate Floor Area
416.99 sq ft
(38.74 sq m)



Second Floor
Approximate Floor Area
311.50 sq ft
(28.94 sq m)



Approximate Gross Internal Area = 107.65 sq m / 1158.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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