



9 Harrys Way, Faygate, RH12 0DT

Guide Price **£425,000 – £450,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- 3 storey end of terrace house
- Built in 2022 by Crest Nicholson
- Master bedroom with en suite
- No onward chain
- South facing garden
- 2 allocated parking spaces
- Pleasant outlook over Mill pond
- High specification with new Karndean flooring
- Close to schools, transport links and country walks

A beautifully presented 3 bedroom, 3 storey end of terrace house, built in 2022 by Crest Nicholson with en suite, south facing garden, 2 parking spaces and no onward chain

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

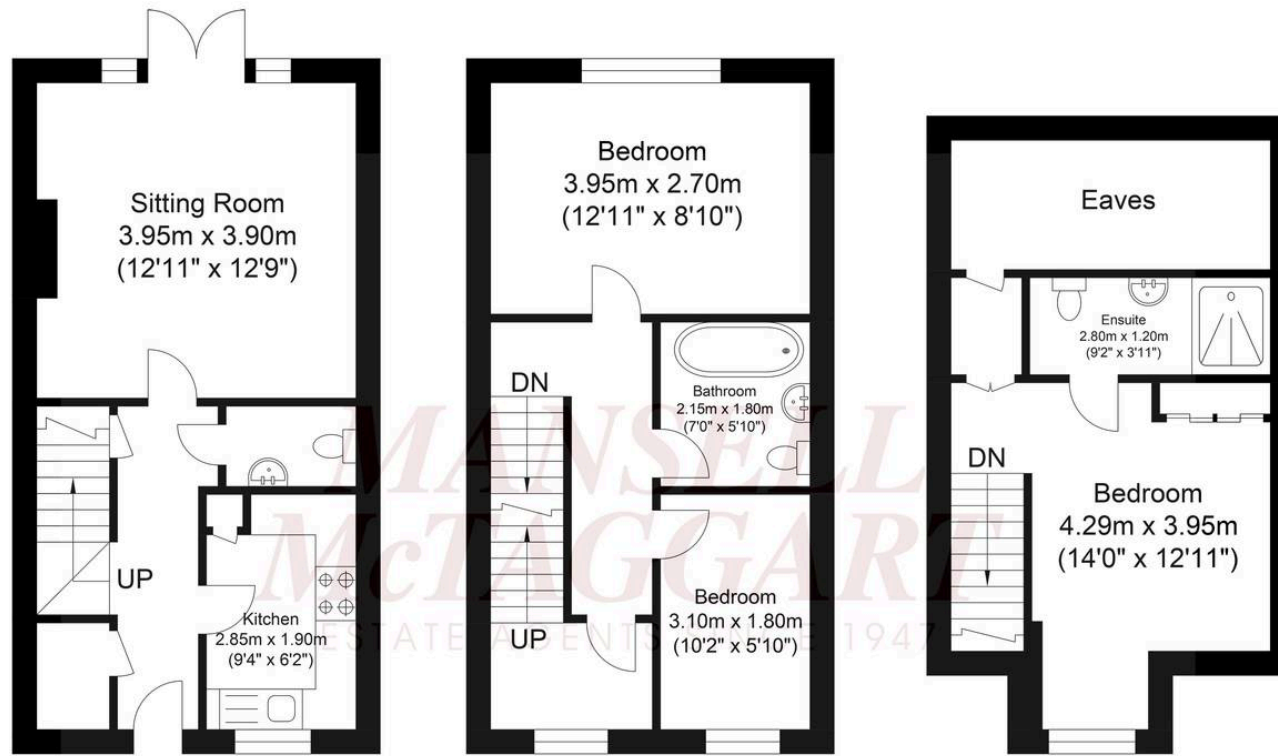




A beautifully presented 3 bedroom, 3 storey end of terrace house, built in 2022 by Crest Nicholson with en suite, south facing garden, 2 parking spaces and no onward chain. The property is situated on a popular development, close to excellent schools, major transport links and beautiful country walks. The accommodation comprises: entrance hallway with storage, cloakroom, fully fitted kitchen and sitting/dining room with doors onto the south facing garden. On the first floor there are 2 well proportioned bedrooms and family bathroom. An inner hallway/study area leads up to the master bedroom with 2 sets of fitted wardrobes and en suite shower room. Benefits include double glazed windows, gas fired central heating (boiler located in the kitchen), Amtico & newly fitted Karndean flooring, fibre-optic broadband and remainder of 10 year NHBC guarantee. The 36' x 13' south facing garden is lawned with 2 sheds, paved patio and the rear gate leads onto 2 allocated parking spaces. NB. site charge: £336.42

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
340.13 sq ft
(31.60 sq m)

First Floor
Approximate Floor Area
340.13 sq ft
(31.60 sq m)

Second Floor
Approximate Floor Area
211.51 sq ft
(19.65 sq m)

Approximate Gross Internal Area = 82.85 sq m / 891.79 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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