



69 Clay Vale, Faygate, RH12 0AU

Offers in excess of £280,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double bedroom apartment
- First floor with pleasant outlook
- Allocated parking space and ample visitor parking
- Built in 2020 by Taylor Wimpey
- West facing Juliet balcony
- Master bedroom with en suite
- Popular and conveniently located development
- Ideal first time or investment purchase

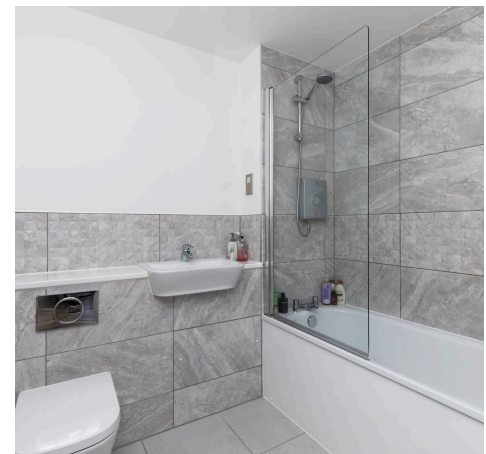
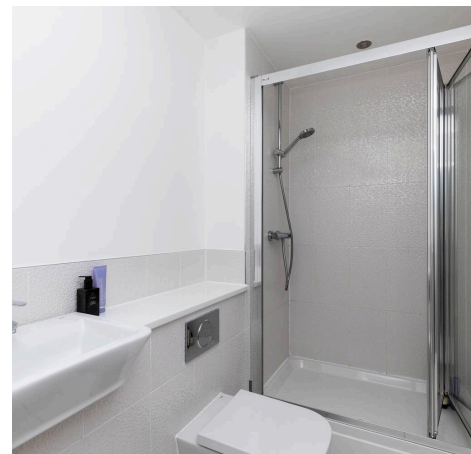
A beautifully presented and well located 2 double bedroom west facing first floor apartment built in 2020 by Taylor Wimpey with en suite and allocated parking.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A beautifully presented and well located 2 double bedroom west facing first floor apartment built in 2020 by Taylor Wimpey with en suite and allocated parking. The property is situated on a popular development, within striking distance of major transport links, excellent schools, beautiful walks and Horsham. The accommodation comprises: entrance hallway with 2 storage cupboards, airing cupboard, sitting/dining room with west facing Juliet balcony and kitchen fitted with an attractive range of units and integrated appliances. From the hallway there is a well proportioned master bedroom with en suite shower room. The second bedroom comfortably fits a double bed and a family bathroom completed the accommodation. There is 1 allocated parking space and ample visitor parking nearby. The property is surrounded by well tended communal gardens and a walking/running track which is ideal for dog walks or keeping fit. Benefits include Amtico flooring, security entry system, gas fired central heating to radiators (boiler located in kitchen, double glazed windows, remainder of 10 year NHBC guarantee and fibre-optic broadband.

Lease: 125 years from 2020

Maintenance charge: £1,703.78 per annum

Maintenance charge review period: Annually

Ground Rent: £250 per annum

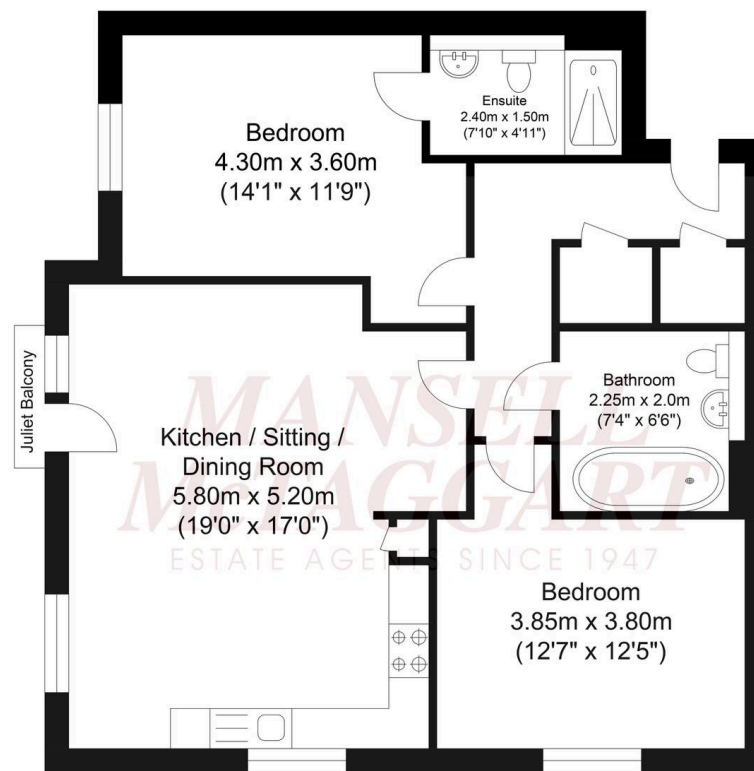
Ground rent review period: Every 10 years

Site charge: £339.40 per annum

Managing agents: Preim

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.





Approximate Floor Area
761.86 sq ft
(70.78 sq m)

Approximate Gross Internal Area = 70.78 sq m / 761.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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