



23 Bricklayer Lane, Faygate, RH12 0AA
£285,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double bedrooms
- South facing top floor apartment (second floor)
- Superbly presented and peacefully located
- Driveway for 1/2 vehicles and garage
- Built in 2017 by Crest Nicholson Homes
- Long lease
- Beautiful outlook over pond and lake
- Vendor suited

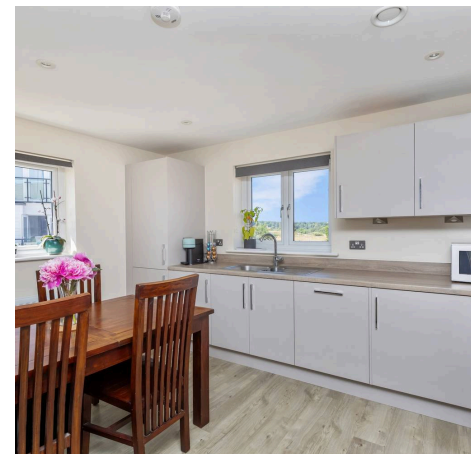
A superbly presented and high specification 2 double bedroom south facing top floor apartment, built in 2017 by Crest Nicholson Homes with long lease, fantastic open outlook over the lake and pond, en suite, driveway for 1/2 vehicles and garage.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



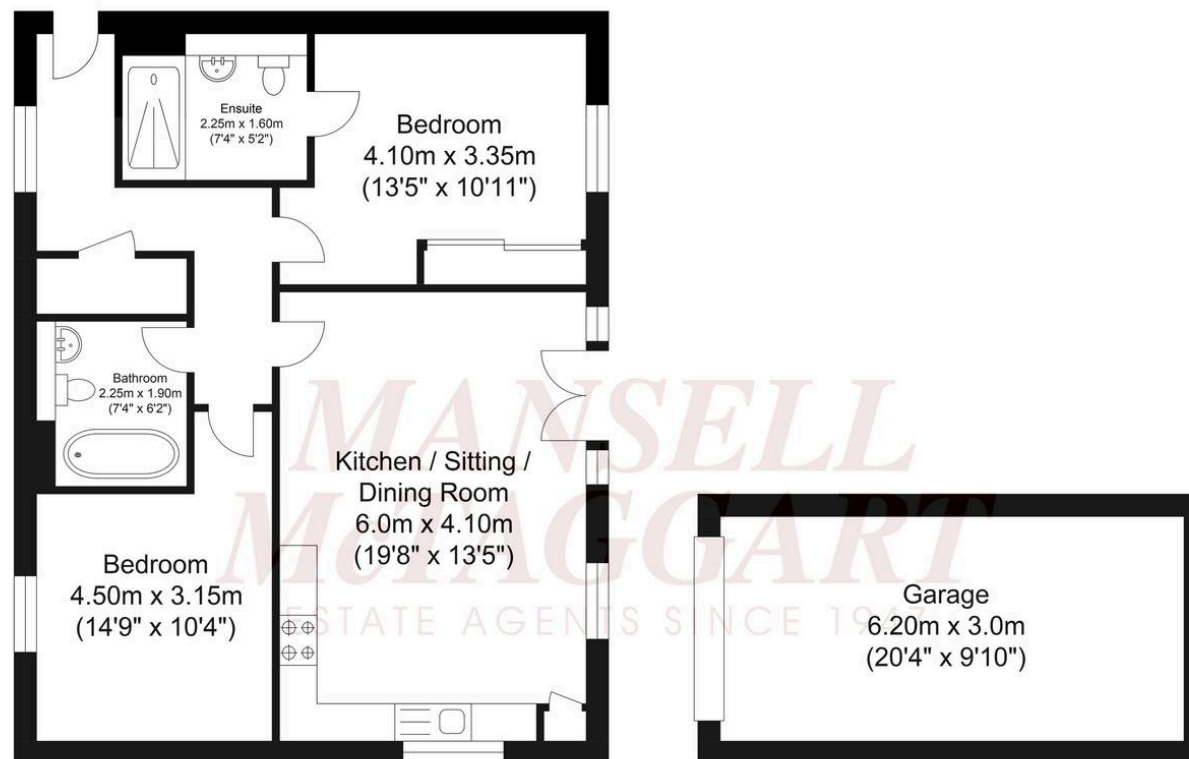


A superbly presented and high specification 2 double bedroom south facing top floor apartment, built in 2017 by Crest Nicholson Homes with long lease, fantastic open outlook over the lake and pond, en suite, driveway for 1/2 vehicles and garage. The property is situated in a tucked away position and form part of this popular development, close to excellent schools, major transport links, newly opened Marks & Spencer metro, beautiful walks and Horsham town centre. The accommodation comprises: communal entrance, stairs to second floor, entrance hallway with fitted storage and sitting/dining room with south facing Juliet balcony overlooking the pond and kitchen with view towards the lake is fitted with an attractive range of units, integrated Bosch appliances which include oven, hob, extractor, fridge/freezer, dishwasher and washing machine. From the hallway there is a principal bedroom which is equipped with fitted wardrobes and en suite shower room. A further great sized guest bedroom and bathroom make up the accommodation. Benefits include security entry system, re-decorated, double glazed windows, fibre-optic broadband, Amtico flooring, gas fired central heating to radiators (boiler located in the kitchen) and remainder of 10 year new build guarantee. The property is surrounded by well tended communal gardens which are ideal for picnics and get-togethers and a walking/run track is nearby. The private driveway provides parking for 1/2 vehicles, leading to the garage which offers ample storage and a space prime for a gym.

Tenure: Leasehold Lease: 114 years remaining Maintenance charge: £2,453 per annum – paid in full or monthly Maintenance review period: Annually Ground rent: £382.44 per annum Ground rent review period: Annually 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.





Ground Floor
Approximate Floor Area
747.66 sq ft
(69.46 sq m)

Garage
Approximate Floor Area
200.20 sq ft
(18.60 sq m)

Approximate Gross Internal Area (Excluding Garage) = 69.46 sq m / 747.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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