



68 Beeches Way, Faygate, RH12 0AD

Guide Price £450,000 – £475,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- Well presented semi detached house built in 2015
- Principal bedroom with en suite
- Scope to convert the loft
- West facing garden
- Driveway for 2 vehicles and garage with power
- No onward chain
- Striking distance of schools, shops, and Horsham & Crawley
- Direct access to Buchan park

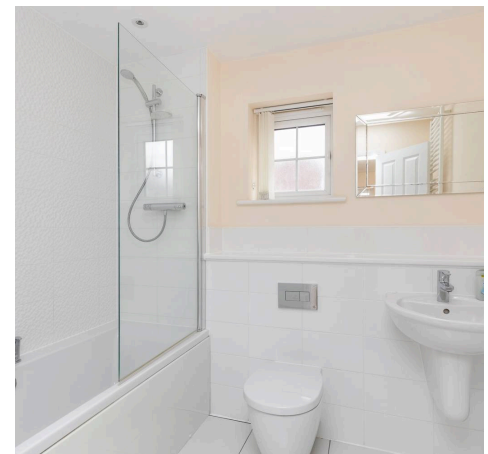
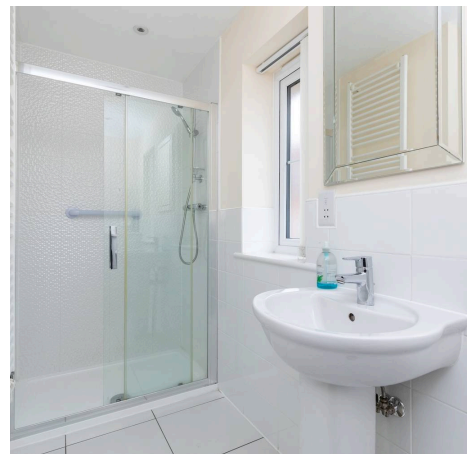
A well presented and conveniently located 3 double bedroom semi detached house, built in 2015 by Bovis Homes with en suite, driveway for 2 vehicles, garage, west facing garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A well presented and conveniently located 3 double bedroom semi detached house, built in 2015 by Bovis Homes with en suite, driveway for 2 vehicles, garage, west facing garden and no onward chain.

The property is situated in this ever so popular development, close to excellent schools, major transport links, Buchan Park and Horsham town centre.

The accommodation comprises: entrance hallway, cloakroom, sitting room with French doors onto the garden and family sized kitchen/dining room fitted with an attractive range of units, integrated appliances, useful storage cupboards and door onto the garden.

On the first floor there is access into the loft which lends itself for conversion, similar to nearby properties.

The principal bedroom is equipped with 2 pairs of fitted wardrobes and en suite shower room.

There are 2 further well proportioned double bedrooms and family bathroom.

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

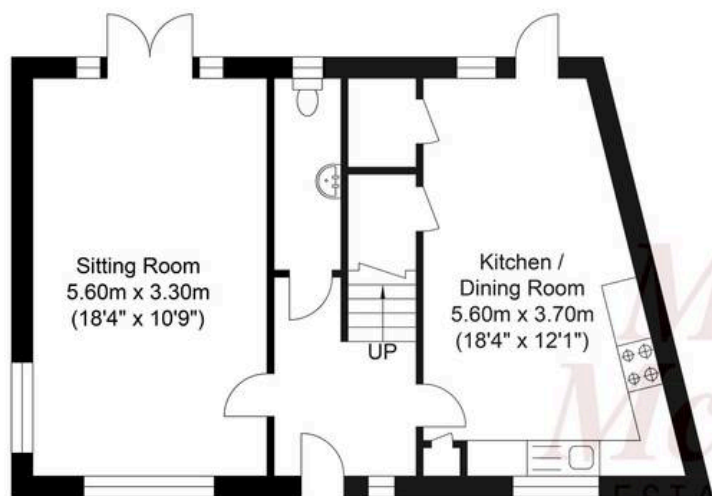
A driveway provides parking for 2 vehicles, leading to the garage with ample storage and power.

The 39' x 33' (maximum measurement) west facing garden is laid to lawn with border, substantial paved patio and side access.

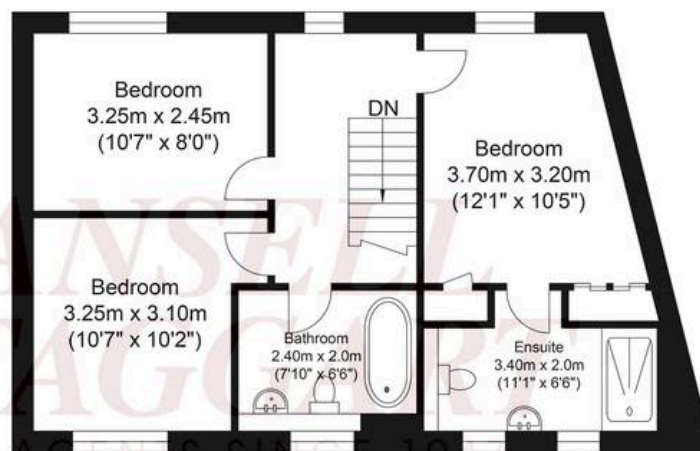
NB. site charge: £342.70 per annum

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.

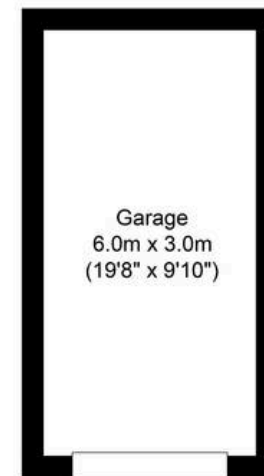




Ground Floor
Approximate Floor Area
512.36 sq ft
(47.60 sq m)



First Floor
Approximate Floor Area
512.36 sq ft
(47.60 sq m)



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



Approximate Gross Internal Area (Excluding Garage) = 95.20 sq m / 1024.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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