



7 Brighton Link, Faygate, RH12 0DH

Guide Price £535,000 – £550,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 well proportioned bedrooms
- Immaculately presented detached house built in 2021
- Principal bedroom with en suite and fitted wardrobes
- High specification home with no onward chain
- Driveway for 2/3 vehicles and detached garage with power
- Corner plot garden large enough to erect an office or studio
- Remainder of new build guarantee
- Popular development close to major towns, transport links and schools
- Striking distance of Buchan Park

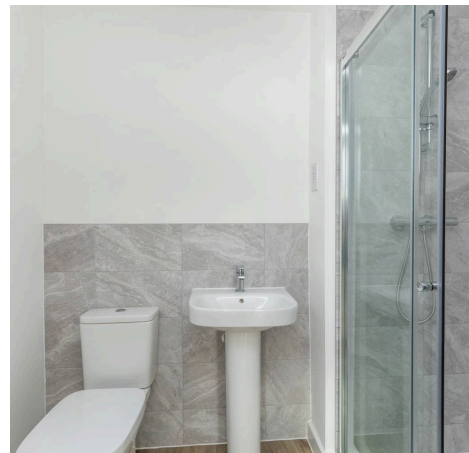
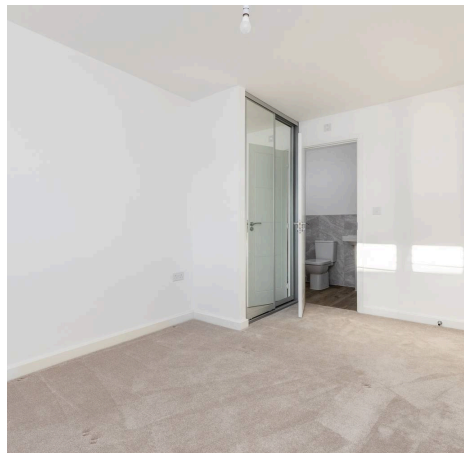
A beautifully presented 4 bedroom detached house, built by Crest Nicholson in 2021 with 19'8 × 14'9 kitchen/dining room, en suite, driveway for 2/3 vehicles, garage, corner plot garden and no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A beautifully presented 4 bedroom detached house, built by Crest Nicholson in 2021 with 19'8 × 14'9 kitchen/dining room, en suite, driveway for 2/3 vehicles, garage, corner plot garden and no onward chain.

The accommodation comprises: entrance hallway, cloakroom and bay fronted sitting room.

The 19'8 × 14'9 kitchen/dining room with French doors onto the garden is fitted with an attractive range of units, upgraded stone work surfaces and integrated appliances that include gas hob, extractor, oven, fridge/freezer and dishwasher. Off the kitchen/dining room is a useful utility room which houses the combination boiler and space for the washing machine and dryer. The appliances are potentially available under separate negotiation.

On the first floor there is a linen cupboard and access into the part boarded loft.

The principal bedroom is equipped with fitted wardrobes and en suite shower room. There are 3 further well proportioned bedrooms and family bathroom.

Benefits include Amtico flooring, double glazed windows, fibre-optic broadband, gas fired central heating to radiators and remainder of 10 year NHBC guarantee.

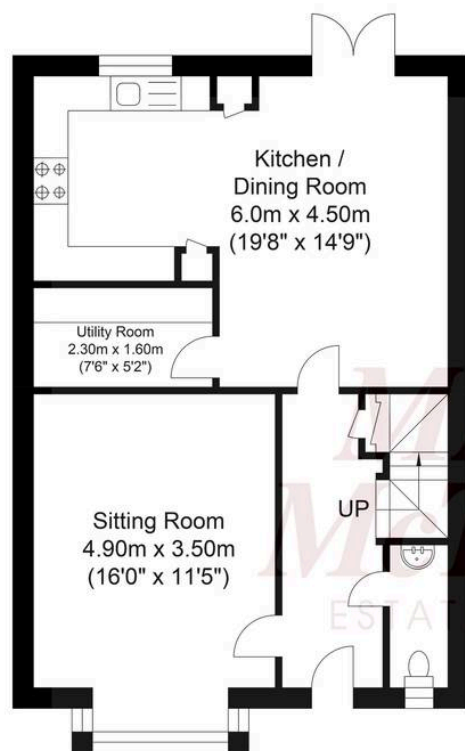
A good sized driveway provides parking for 2/3 vehicles, leading to the detached garage with remote controlled up and over door. The garage with power has plenty of storage into the eaves.

The 43' x 33' corner plot rear garden is predominantly lawned with paved patio. This offers an opportunity to landscape and to the side of the garage is prime for a studio or even extension to the garage, if required.

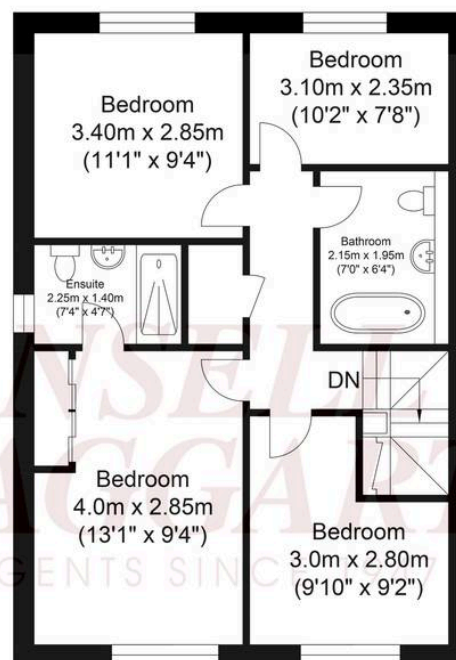
Site charge: £29.95 per month

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.

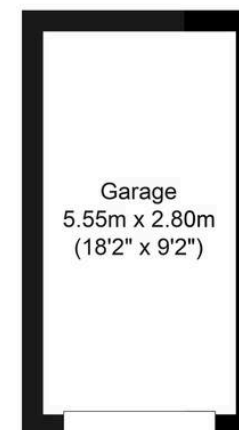




Ground Floor
Approximate Floor Area
585.01 sq ft
(54.35 sq m)



First Floor
Approximate Floor Area
571.56 sq ft
(53.10 sq m)



Garage
Approximate Floor Area
167.27 sq ft
(15.54 sq m)



Approximate Gross Internal Area (Excluding Garage) = 107.45 sq m / 1156.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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