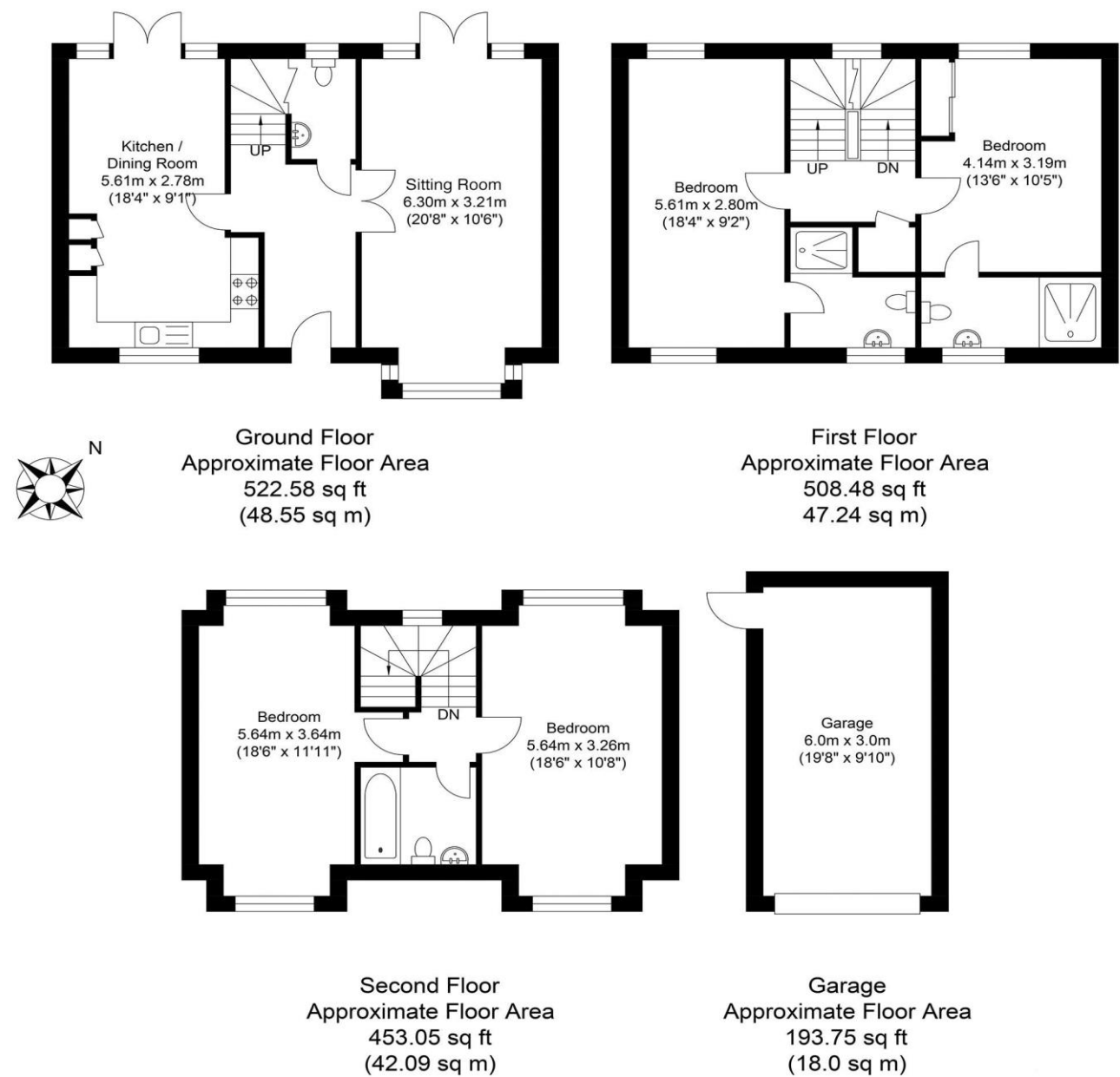


the floorplan...



Approximate Gross Internal Area = 155.88 sq m / 1677.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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A spacious 4 double bedroom, 3 storey detached family house, built in 2015 by Bovis Homes with 2 en suite bedrooms, private garden, driveway for 3 vehicles and garage

Guide price £485,000 - £500,000
Freehold

96 Beeches Way, Faygate,
West Sussex, RH12 0AD



more details from...

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE
call: 01403 263000
email: horsham@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk



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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

in brief...

- 4 double bedrooms
- Detached 3 storey family home
- Built in 2015 by Bovis Homes
- Driveway for 3 vehicles
- Garage with power and storage
- 2 en suite bedrooms
- Private garden
- No through road
- Close to transport links, schools and country walks
- EPC rating B



in more detail...

A spacious 4 double bedroom, 3 storey detached family house, built in 2015 by Bovis Homes with 2 en suite bedrooms, private garden, driveway for 3 vehicles and garage. The property is situated on a no through road on this popular development, within easy access of major transport links, excellent schools and country walks. The accommodation comprises: entrance hallway, cloakroom, bay fronted sitting room with doors onto the garden and a family sized kitchen/dining room fitted with an attractive range of units with integrated appliances and doors onto the garden. On the first floor there are 2 en suite double bedrooms. On the second floor there are an additional 2 double bedrooms and a family bathroom. Benefits include remainder of 10 year NHBC guarantee, double glazed windows, gas fired central heating to radiators (boiler in the kitchen/dining room), fibre-optic broadband and Amtico flooring. A driveway provides parking for 3 vehicles, leading to the garage with power and ample eaves storage. The 36' x 27' garden offers an excellent degree of privacy and is predominantly lawned with a patio and shed.



the location...

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. A newly built school which opened in 2019 and also plans for a doctors surgery, supermarket and shops. Nearby, New House Farm Shop offers delicious indoor and alfresco dining, locally sourced produce and seasonal pick-your-own fields. The neighbouring Cottessmore Hotel Golf & Country Club offers a retreat for health and beauty, sports and fitness. 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 Brasserie White Company 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.

worth bearing in mind...

This would be ideal if you are looking for a spacious family home with a driveway for 3 vehicles, garage, private garden and 2 en suite bedrooms.



The property is situated on a popular development, within easy access of major transport links, excellent schools and country walks.

