



17 Carylls Cottages, Faygate Lane, Faygate, RH12 4SQ

Guide Price £325,000 to £350,000

**MANSELL
McTAGGART**
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In brief...

- 2 well proportioned double bedrooms
- 2 reception rooms
- Mid terraced house
- Victorian
- Stunning bath/shower room
- 72ft X 14ft rear garden
- Close to excellent schools, major transport links, stunning country walks and Horsham town centre

A very well presented 2 double bedroom, 2 reception room, Victorian mid terraced house with 72ft rear garden. The property is situated in a convenient position, close to transport links, excellent schools, country walks and Horsham town centre.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





In more detail...

A very well presented 2 double bedroom, 2 reception room, Victorian mid terraced house with 72ft rear garden. The property is situated in a convenient position, close to transport links, excellent schools, country walks and Horsham town centre.

The accommodation comprises: entrance porch, bay fronted sitting room with open fire, dining room with intelligent storage and feature fireplace with original stove and kitchen fitted with a good selection of units. On the first floor there are 2 well proportioned bedrooms with fitted wardrobes and superb family bath/shower room. There is also potential to convert the loft space into further accommodation similar to neighbouring properties, if required.

Benefits include double glazed windows (updated in 2022), new carpets and flooring throughout and LPG gas fired central heating to radiators (combination Worcester boiler located in the kitchen).

The 72ft x 14ft rear garden offers an excellent degree of privacy and is predominantly lawned with paved patio, decking and timber framed shed.



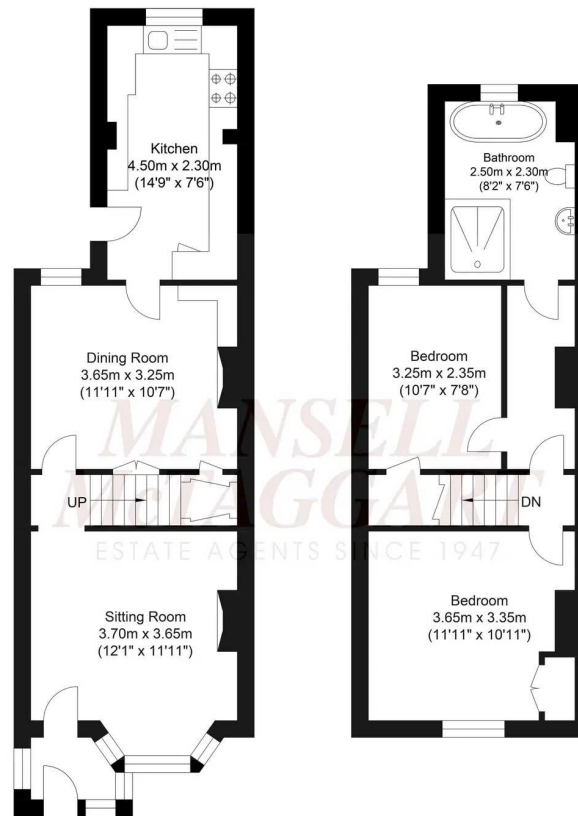
The location...

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.

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
449.50 sq ft
(41.76 sq m)

First Floor
Approximate Floor Area
383.19 sq ft
(35.60 sq m)

Approximate Gross Internal Area = 77.36 sq m / 832.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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