



Arun Valley Way
Horsham, West Sussex RH12 0BE

Offers In Excess Of £465,000

Nestled in the picturesque Arun Valley Way, this charming semi-detached house in Faygate, Horsham, offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere.

The house boasts two bathrooms, ensuring convenience for all occupants. This thoughtful layout enhances the functionality of the home, making it suitable for busy lifestyles. The semi-detached design allows for a sense of privacy while still being part of a friendly community.

Faygate is known for its tranquil surroundings, making it an ideal location for families. The nearby green spaces provide a perfect backdrop for leisurely walks and outdoor activities.

This property presents a wonderful opportunity to create lasting memories in a lovely home. With its appealing features and prime location, it is sure to attract interest from those looking to settle in this charming part of West Sussex.



Entrance Hallway

Front door opening to entrance hallway which features tiled floor, radiator, stairs to first floor, access to under-stairs cupboard, doors to:



Downstairs Cloakroom

Fitted white suite comprising of w/c, wash hand basin with mixer-tap, radiator, tiled floor, part tiled walls.



Kitchen

Fitted with a range of units at base and eye level, integrated appliances

include fridge-freezer, washing machine, dishwasher, cooker with gas hob, wall mounted gas fire boiler, stainless steel sink with mixer-tap and drainer, part tiled walls, tiled floor, radiator, double glazed window to front aspect.



Living Room

Light and airy room with double glazed french doors to rear garden, radiator.



Landing

With door opening to stairs to second floor and bedroom one, doors to:

Bedroom Two

Double glazed windows to rear aspect, radiator.



Bedroom Three

Double glazed window to front aspect, radiator.



Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap, panel enclosed bathtub with mixer-tap and shower unit, heated towel rail, part tiled walls, tiled floor.





Bedroom One

Stunning room with dual aspect light coming from double glazed windows to front aspect and double glazed velux window, radiator, fitted wardrobe with sliding mirrored doors, door to:



En-Suite

Fitted suite comprising of w/c, wash hand basin with mixer-tap, walk in shower with shower unit, heated towel rail, part tiled walls, tiled floor.



To The Rear

Tranquil south facing space with patio area adjacent to property, outside tap, lawn garden with flower beds to borders, fence enclosed with access to garage.



Garage

Electric rolling door with power and light.

To The Front

Driveway offering parking for two vehicles, lawn front garden, patio path to front door.



Estate Charge

There is an annual estate charge payable with this property which is currently £360.00.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

Approximate total area^(t)1229 ft²114,2 m²

Reduced headroom

 31 ft^2 2.9 m²

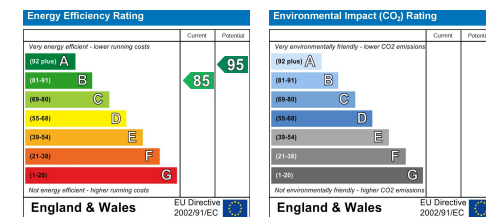
(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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