



## Arun Valley Way, Faygate, Horsham, RH12 0BE

Welcome to this charming property located in the highly sought-after Kiln Wood Vale development in Faygate. Situated on Arun Valley Way, this nearly new semi-detached house boasts a prime corner plot, offering a sense of space and privacy.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property features three bedrooms, providing ample space for a growing family or for those in need of a home office.

With two modern bathrooms, including an en suite shower in the master bedroom, convenience and comfort are at the forefront of this home. The property is in excellent condition, ensuring that you can move in hassle-free and start enjoying your new abode right away.

One of the standout features of this property is its proximity to Crawley & Horsham Town Centres, offering easy access to a range of amenities, schools, and transport links. Whether you're commuting for work or exploring the local area, this location provides the perfect balance of convenience and tranquillity. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of Arun Valley Way for yourself.

**£445,000 Freehold**

# Arun Valley Way, Faygate, Horsham, RH12 0BE



- 3 Bedroom Semi Detached House
- Cloakroom
- Corner Position
- Fitted open plan Kitchen - Dining Room
- Enclosed Rear garden with gated access
- Situated on the sought after Kiln Wood Vale Development
- En Suite Shower Room
- Parking to front

Entrance Hall

Living Room

16'5" x 12'1" (5.02 x 3.70)

Kitchen / Dining Room

15'6" x 11'6" (4.74 x 3.52)

Cloakroom

Stairs to first floor Landing

Bedroom 1

10'7" x 9'9" (3.23 x 2.99)

En Suite Shower Room

Bedroom 2

14'4" x 8'3" (4.38 x 2.54)

Bedroom 3

13'9" x 6'11" (4.20 x 2.13)

Family Bathroom

Outside

Enclosed Rear Garden

2 Parking Spaces

## Council Tax Band: E





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	