



# BRICKLAYER LANE

FAYGATE · KILNWOOD VALE · WEST SUSSEX · RH12

# Bricklayer Lane

FAYGATE, KILNWOOD VALE, WEST SUSSEX

FAYGATE · WEST SUSSEX · RH12 · Offers Over £250,000

BEDROOMS	BATHROOMS	RECEPTIONS	FLOOR	LEASE
2	2	1	First	100+yr

Kilnwood Vale is one of those developments that works. Landscaped, well-managed, with a genuine sense of community — green spaces, play areas, walking routes. This apartment sits on the first floor, with the kind of quiet and privacy that most flats can't offer.

Access to the building is via a secure fob and phone entry system, which adds a layer of ease as much as security. It's well positioned, set towards the back of the development.

Chain free, with a long lease in place — over 100 years remaining.





CHAPTER II · A HOME AT EASE

## A home *at ease*

*The open-plan kitchen, dining and living room runs nearly twenty feet across, with a Juliette balcony bringing extra light and air into the space.*

There's enough space to work, eat and relax without any of those functions getting in the way of the others. The kitchen is well fitted — clean, contemporary cabinetry with complimenting worktops, a stainless steel extractor and integrated Bosch appliances including a gas hob, oven and fridge freezer.

Marble-effect tiling runs underfoot across the whole living space. Nothing needs doing.



## Quiet, privacy & position

*Set towards the back of the development, with the kind of quiet and privacy that most flats can't offer.*

The first-floor position gives a genuine sense of elevation and privacy without the climb of a top-floor flat. A secure fob and phone entry system adds a layer of ease as much as security, and the apartment's position towards the rear of the development means a quieter outlook than most.



## Bedrooms & baths

*A proper retreat rather than an afterthought — fitted wardrobes, an en-suite, and a genuine second double running to over fourteen feet.*

The principal bedroom has fitted wardrobes and its own en-suite shower room. The second bedroom is a genuine double, running to over fourteen feet, which makes it useful whether that's for guests, a home office or something in between.

A separate family bathroom serves the rest of the apartment, and the hallway has storage built in.

2

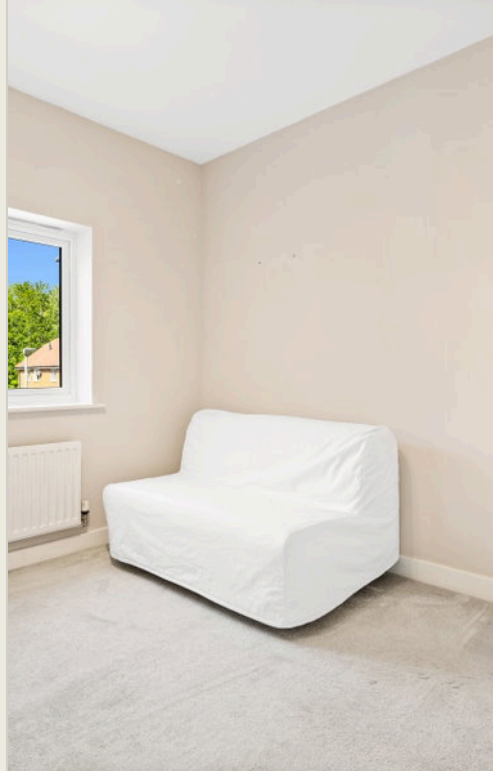
BEDROOMS

2

BATHROOMS, ONE EN-SUITE

14'+

SECOND BEDROOM LENGTH





CHAPTER V · THE DETAIL

## Chain free, *nothing to do*

*A long lease in excess of 100 years, chain free, and finished to a standard where nothing needs doing on arrival.*

It's chain free, with a long lease in place — over 100 years remaining. The apartment is well positioned, set towards the back of the development, away from the busier frontage. Two allocated parking spaces come with the apartment, a genuine practical advantage that's increasingly rare to find.

LEASE In excess of 100 years	ENTRY SYSTEM Secure fob & phone entry
PARKING Two allocated spaces	CHAIN STATUS Chain free

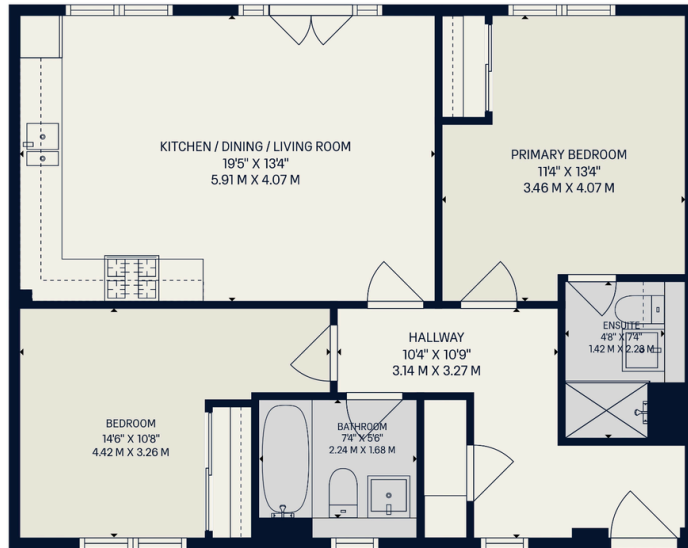
## A development *that works*

*Landscaped, well-managed, with a genuine sense of community — green spaces, play areas, walking routes.*

Kilwood Vale sits between Horsham and Crawley, which gives it good reach in both directions. For rail, Faygate and Three Bridges stations are both close by, with services into London. Gatwick Airport is a short drive, and the M23 and M25 are easily accessible. On the doorstep, Buchan Park and open countryside walks are available in most directions — it manages to feel genuinely green without being out of the way.



# The apartment *at a glance*



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Total: 758 sq. Ft, 70 m<sup>2</sup>  
First Floor: 758 sq. Ft, 70 m<sup>2</sup>

Illustration For Marketing Purposes Only. Measurements Are Approximate And Not To Scale. © Ross Margetts Property Group

## PARTICULARS

CHAIN FREE	Long lease in excess of 100 years
FIRST-FLOOR APARTMENT	Quiet, private position towards the rear of the development
OPEN-PLAN LIVING	Kitchen, dining & family room with Juliette balcony — nearly 20ft across
PRINCIPAL BEDROOM	Fitted wardrobes & en-suite shower room
SECOND BEDROOM	Genuine double, over 14ft — guests, office or dressing room
FAMILY BATHROOM	Separate bathroom serving the rest of the apartment
PARKING	Two allocated spaces
ENTRY SYSTEM	Secure fob & phone entry
TRANSPORT	Faygate & Three Bridges stations, M23/M25, Gatwick all easily accessible

FIRST-FLOOR APARTMENT · TWO ALLOCATED PARKING SPACES

Material *information*

Provided in accordance with the Consumer Protection from Unfair Trading Regulations 2008, the Digital Markets, Competition and Consumers Act 2024, and National Trading Standards guidance on material information in property listings.

## PART A · MATERIAL TO ALL TRANSACTIONS

GUIDE PRICE	Offers Over £250,000
TENURE	Leasehold — in excess of 100 years
PROPERTY TYPE	First-floor apartment
BEDROOMS	2
BATHROOMS	2 (one en-suite)
RECEPTIONS	1 open-plan kitchen / dining / family room
PARKING	Two allocated spaces
CHAIN STATUS	Chain free

## PART B · WHERE APPLICABLE

BUILDING SAFETY	No known concerns
LISTED BUILDING	No
ENTRY SYSTEM	Secure fob & phone entry
WATER SUPPLY	Mains
SEWERAGE	Mains
ACCESSIBILITY	First floor — refer to managing agent for lift access

## PART C · ADDITIONAL MATERIAL FACTS

FLOOD RISK, RIVERS & SEAS	TBC — refer to Environment Agency
FLOOD RISK, SURFACE WATER	TBC — refer to Environment Agency
SUBSIDENCE	No known concerns
DAMP	No known concerns
JAPANESE KNOTWEED	No known concerns
DEVELOPMENT	Kilnwood Vale — landscaped, well-managed community
TRANSPORT LINKS	Faygate & Three Bridges stations, M23/M25, Gatwick



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ARRANGE A VIEWING OF

## Bricklayer Lane

A first-floor apartment, chain free with a long lease, set quietly towards the back of the Kilnwood Vale development. Best understood in person.

2

BEDROOMS

2

BATHROOMS

100+

YR LEASE