



ASTONS



Clay Vale
Horsham, RH12 0AU

£270,000

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Nestled in the charming area of Clay Vale, Faygate, Horsham, this delightful new build house offers a perfect blend of modern living and comfort. Constructed in 2020, the property provides ample space for both relaxation and entertaining.

As a new build, this home boasts contemporary design features and high-quality finishes throughout. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere. The property is ideal for those seeking a low-maintenance lifestyle, with the benefits of modern insulation and energy-efficient systems.

Entrance Hallway

Composite front door, phone entry system, storage cupboards, double glazed window to rear aspect, vinyl flooring, radiator, doors to;

Kitchen/Living Area

Fitted with a range of floor and eye level units, inset stainless steel sink with drainer, inset eye level cooker, gas hob with glass splash back and stainless steal extractor hood, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, Juliet balcony, double glazed window to rear, vinyl flooring, radiator.

Bathroom

White suite comprising of w/c, hand basin, panel enclosed bath with Aqualisa shower and shower screen, obscured double glazed window to rear, heated towel rail, part tiled walls, vinyl flooring, extractor fan.

Bedroom One

Obscured double glazed window to front aspect, radiator, door to;

Ensuite Shower Room

White suite comprising of w/c, hand basin, shower cubicle with shower attachment, heated towel rail, part tiled walls, vinyl flooring, extractor fan.

Bedroom Two

Double glazed window to rear, radiator.

Parking

One allocated parking space to side of the property, multiple visitor bays.

Anti Money Laundering

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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.

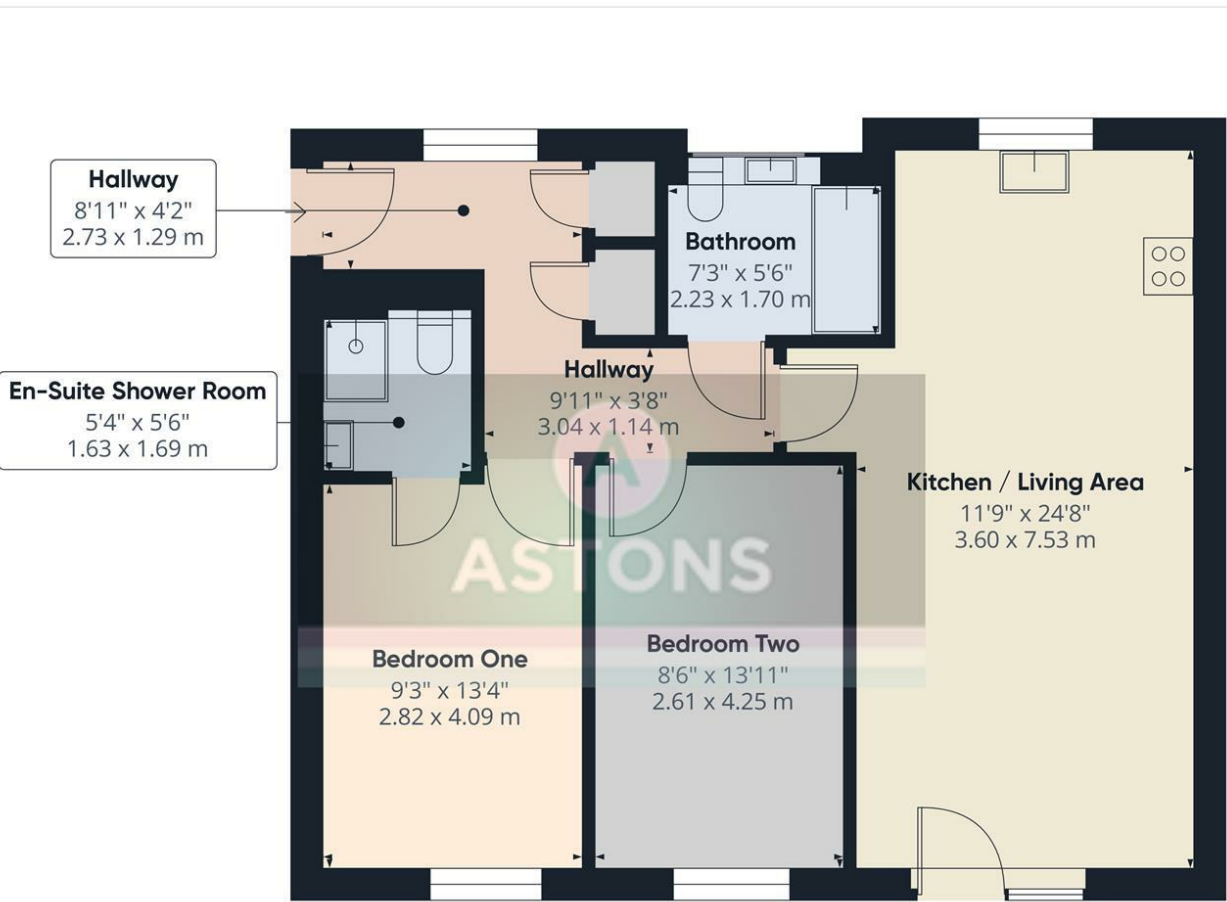
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Conveyancing - Lewis & Dick £200 per transaction

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.



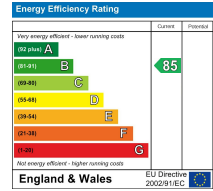
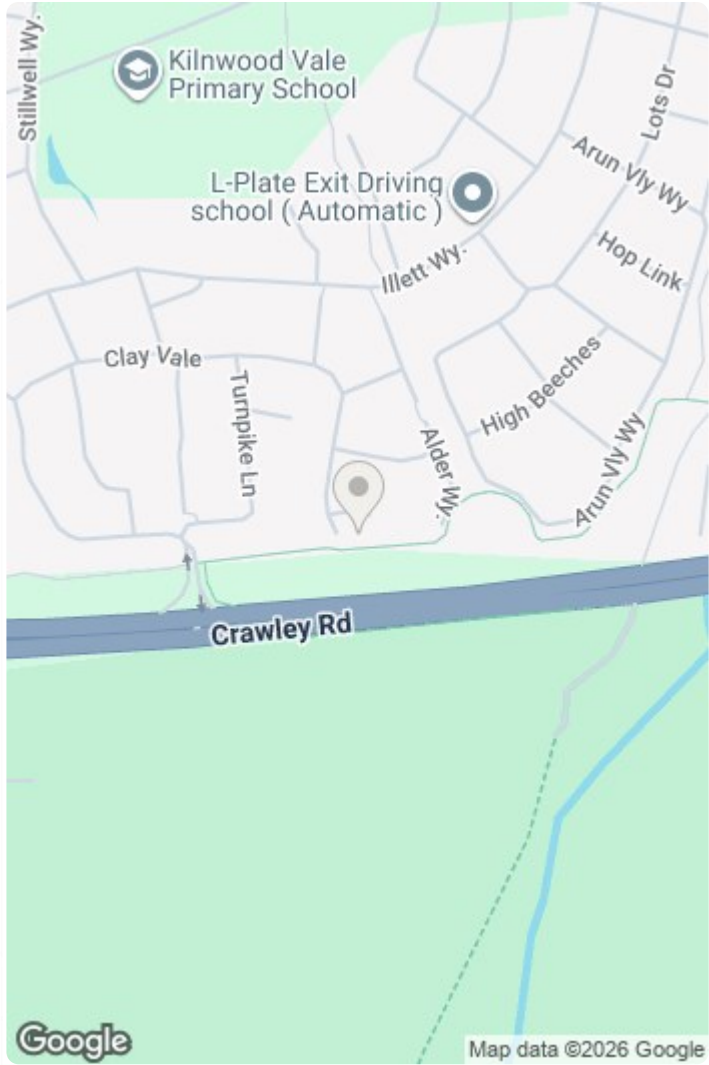


Approximate total area⁽¹⁾
717 ft²
66.7 m²

(1) Excluding balconies and terraces

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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Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW
01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org

Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No. 05149486 (England and Wales)



