97 Illett Way, Faygate, RH12 0AJ

Guide Price **£400,000**

MANSELL McTAGGART
Trusted since 1947

- 3 good sized bedrooms
- Well presented end of terrace house built in 2020
- 2 allocated parking spaces
- Principal bedroom with en suite
- Private rear garden
- Potential to convert loft
- Popular and conveniently located development
- Close to schools, transport links and Horsham town centre
- Walking distance of the beautiful Buchan park

An extremely well presented and conveniently located 3 bedroom end of terrace house, built in 2020 with en suite, private garden and 2 allocated parking spaces.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

An extremely well presented and conveniently located 3 bedroom end of terrace house, built in 2020 with en suite, private garden and 2 allocated parking spaces.

The property is situated on a popular development, close to excellent schools, major transport links, country walks and Horsham town centre.

The accommodation comprises: entrance hallway with storage, cloakroom and sitting/dining room with French doors onto the garden.

The kitchen is fitted with an attractive range of units, Quartz work surfaces, space for appliances, useful breakfast bar and extended work surface which is ideal for baking.

On the first floor there is access into a part boarded loft and ladder which offers an opportunity to convert.

The principal bedroom is equipped with an en suite shower room.

There are 2 further well proportioned bedrooms and family bathroom.

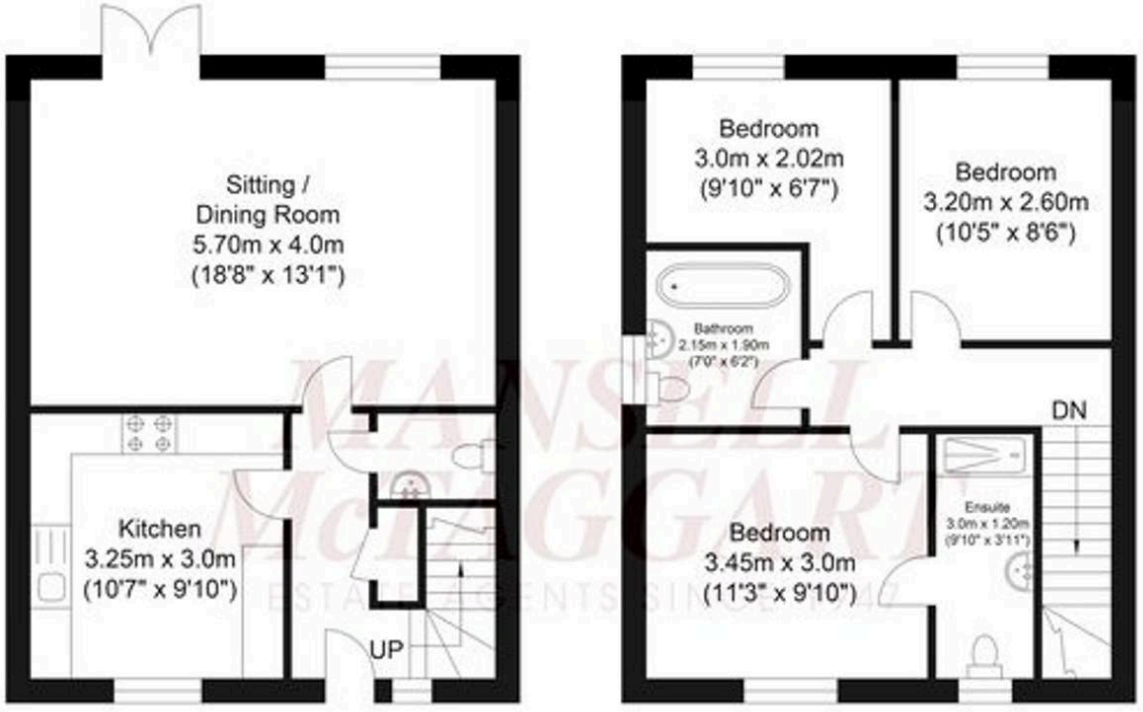
Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the kitchen), fibre-optic broadband, remainder of NHBC guarantee and newly installed Karndean flooring to hallway, en suite and bathroom.

The 36' x 23' rear garden is lawned with stocked borders, paved patio with pergola, power supply and gates to rear and side of the property.

There are 2 allocated parking spaces to the rear and ample visitor bays.

NB. site charge £332.09 per annum

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
451.0 sq ft
(41.90 sq m)

First Floor
Approximate Floor Area
451.0 sq ft
(41.90 sq m)

Approximate Gross Internal Area = 83.80 sq m / 902.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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