

42 Pasteur Avenue, Faygate

Guide Price **£450,000**

Henry Adams
estate agents

42 Pasteur Avenue

Faygate, Horsham

This well presented three bedroom, two bathroom semi detached house is situated on the sought-after Kilnwood development, offering modern family living with excellent access to both Horsham and Crawley town centres.

The property features a welcoming entrance hall with ground floor WC, leading to a spacious living room with doors opening directly onto the rear garden, creating a seamless flow between indoor and outdoor spaces. The contemporary kitchen and dining room is well-equipped with ample storage and worktop space, making it ideal for both everyday meals and entertaining guests. Upstairs, bedroom one benefits from a stylish ensuite shower room, while two further bedrooms are served by a modern family bathroom. The property also includes allocated parking, ensuring convenience for residents and visitors alike.

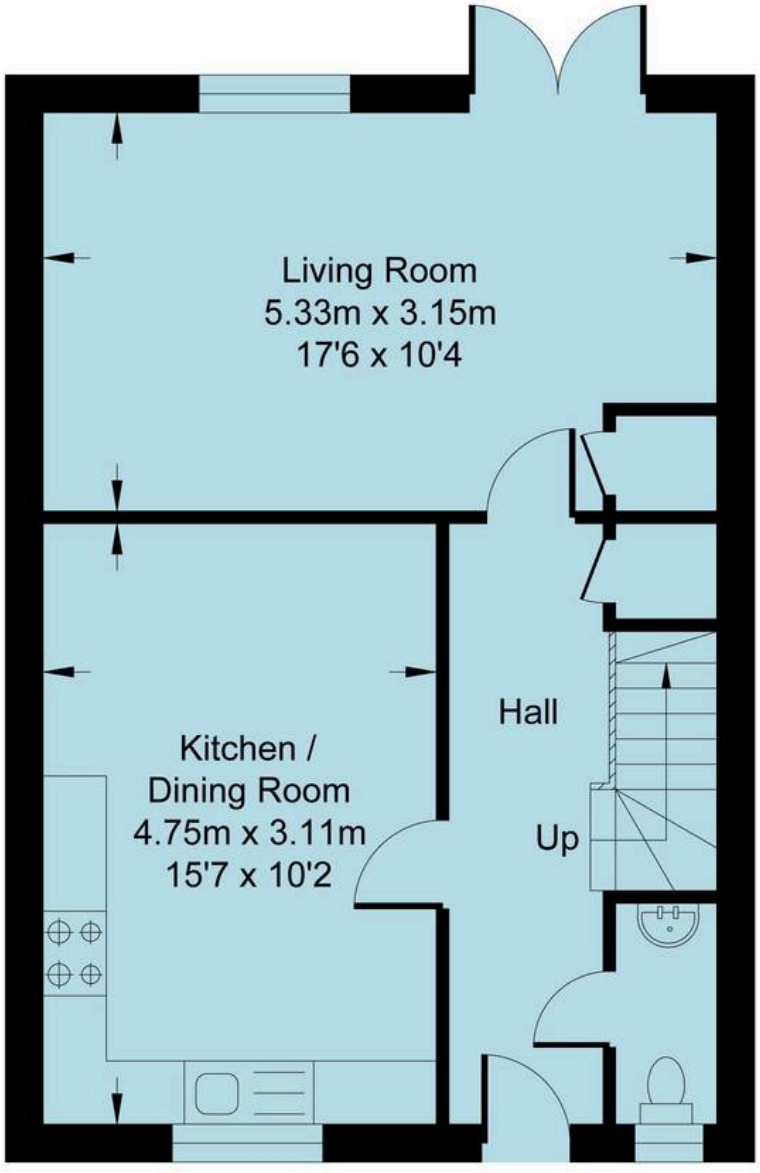
Kilnwood Vale is a vibrant and growing community, offering green spaces, playgrounds, and easy access to local amenities. Faygate station, Gatwick Airport, Horsham, Crawley, and major road links (A264 / M23) are all within easy reach—ideal for commuters and families alike.



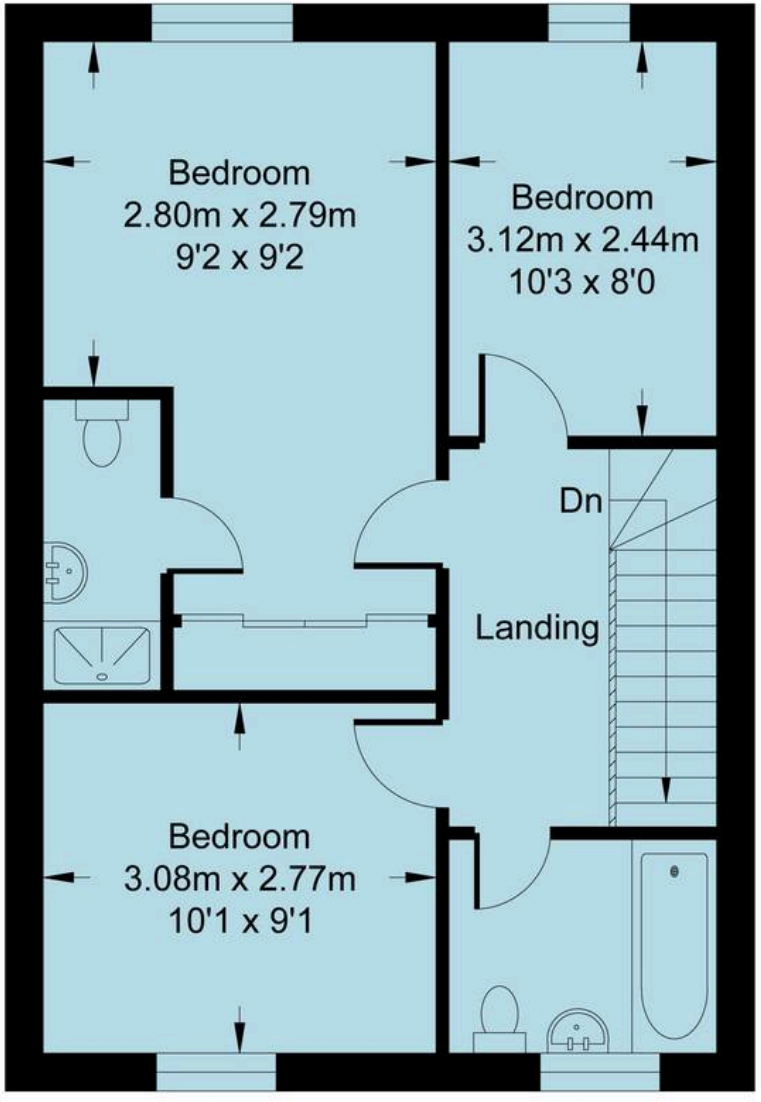








GROUND FLOOR



FIRST FLOOR

Pasteur Avenue

Approximate Internal Area = 918.16 sq ft / 85.30 sq m

For identification only - not to scale









The rear garden is a good size and feature of this home, offering a private and versatile outdoor area perfect for relaxation and entertaining. A generous patio provides space for al fresco dining, while a raised decking area is ideal for seating or a summer barbeque. The garden is mainly laid to lawn, bordered by fencing for privacy and security, and There is gated side access for ease of movement, as well as a useful storage for garden tools and equipment. The property's location within the Kilnwood development means residents can enjoy well-maintained communal areas, nearby parks, and excellent local amenities. With its combination of stylish interiors and inviting outside space, this home is perfectly suited to families and professionals seeking a comfortable and convenient lifestyle.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Agent note - Management estate fee £30 per month approx

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.