

**Bricklayer Lane, Faygate, RH12 0AA**  
**Offers Over £275,000**  
**Council Tax Band: C**



## LOCATION

We are delighted to bring to the market this luxurious, spacious two bedroom ground floor apartment in Kilwood Vale. Kilwood Vale is ideally located close to both Horsham and Crawley town centres for all your shopping and leisure requirements. In addition, it is less than a mile to Faygate station with trains to London and the M23 is less than a 5 minute drive, for those commuting by car, to outer London or the coast.



Open House Horsham

### Floor Plan

Approx. 70.1 sq. metres (754.6 sq. feet)



Total area: approx. 70.1 sq. metres (754.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  | <b>81</b>               |           |
| (81-91) <b>B</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 |           |