



**Tributary Lane,
Faygate, RH12 0BQ**

**Offers Over
£550,000**

01403 272022
brocktaylor.co.uk

**Residential sales, lettings,
land and new homes.**

LOCATION

Situated on a popular modern development, this attractive family home enjoys a convenient position close to a range of everyday amenities, well-regarded schools and excellent transport links. The property is ideally located for families and commuters alike, with easy access to nearby road networks, local shops, parks and countryside walks. The surrounding area offers a fantastic balance between modern living and green open spaces, whilst nearby towns provide a wider selection of restaurants, leisure facilities and shopping. Whether you're looking for your next family home or somewhere ready to move straight into, this location offers convenience, community and an excellent lifestyle.

PROPERTY

Tenure: Freehold

A beautifully presented four bedroom detached family home, offering spacious and contemporary accommodation throughout, perfectly suited to modern family living.

The property is immaculately presented and finished in a neutral colour scheme, allowing buyers to move straight in and make the home their own. The welcoming entrance hall provides access to the generous living room, the impressive open plan kitchen/dining room, and a convenient downstairs cloakroom. The kitchen/dining room creates the perfect space for both everyday family life and entertaining with the modern kitchen offering an excellent range of fitted units, integrated appliances and ample worktop space, whilst the adjoining dining area comfortably accommodates a family dining table. A separate utility room provides valuable additional storage and keeps the main kitchen practical and clutter free.

Upstairs, the principal bedroom benefits from its own contemporary en-suite shower room, whilst three further well-proportioned bedrooms provide flexible accommodation for children, guests or those working from home. The modern family bathroom is finished to a high standard and complements the rest of the property beautifully.

Throughout the home, the accommodation feels bright, spacious and exceptionally well maintained, making this an ideal purchase for buyers looking for a stylish home requiring little or no work. Combining generous living space with modern finishes, this superb detached home is ready to be enjoyed from day one.

OUTSIDE & PARKING

To the front, the property benefits from a driveway providing off-road parking for three cars and access to the garage, offering further parking, storage or potential workshop space. The attractive frontage complements the modern style of the home and provides excellent kerb appeal, creating a fantastic first impression from the moment you arrive. The private rear garden provides an excellent space for outdoor dining, entertaining or simply relaxing during the warmer months. Well suited to both families and those seeking a low-maintenance outdoor space, the garden also benefits from a door providing direct access into the garage for added convenience.





Buses

4 minute walk



Shops

Crawley - 3.2 miles
Horsham - 5.6 miles



Trains

Faygate – 2.2 miles
Littlehaven – 3 miles



Airport

Gatwick
7.4 miles



Roads

M23
3 miles



Sport & Leisures

K2 Leisure - Crawley
3.3 miles
Cottesmore Golf & Country Club
3.8 miles



Rental Income

£tbc pcm



Schools

Kilnwood Vale Primary
Holy Trinity CofE Seondary



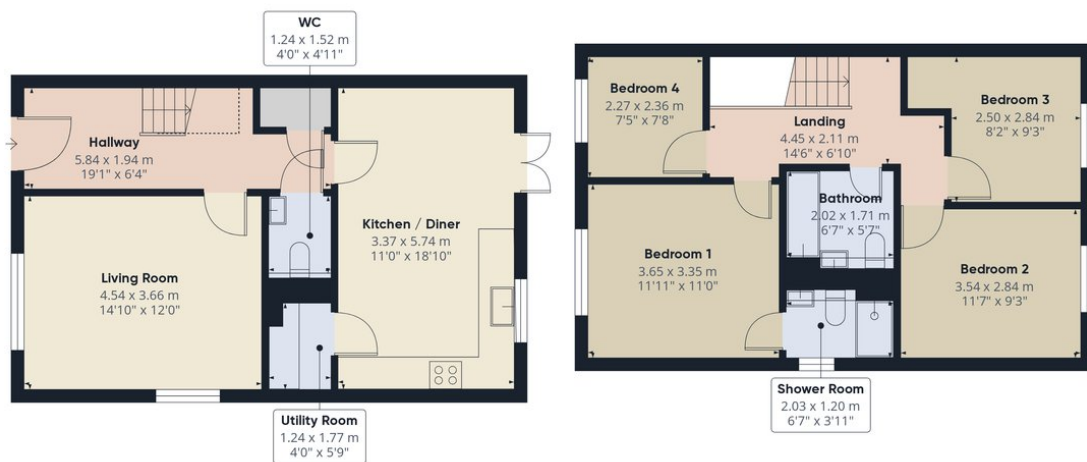
Fibre Broadband

Up to 1600 Mbps



Council Tax

Band E



Approximate total area⁽¹⁾

120.8 m²
1300 ft²

Reduced headroom

1.4 m²
14 ft²

(1) Excluding balconies and terraces

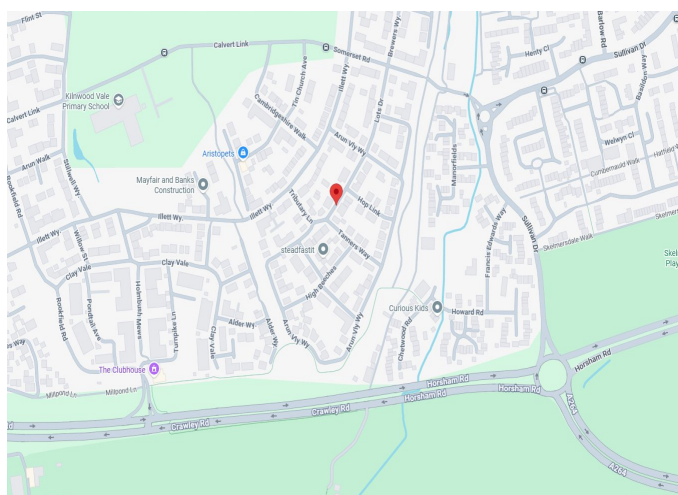
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing arrangements by appointment through Brock Taylor

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