



**High Beeches,
Faygate, RH12 0BH**

**Asking Price
£390,000**

**01403 272022
brocktaylor.co.uk**

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

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LOCATION

Located within a quiet close on the Kilnwood Vale development, this property sits in a well-established and popular residential area. The development continues to evolve and is well suited to families and professionals. A primary school is located within walking distance, while Faygate train station lies within approximately two miles, offering rail connections to London and Portsmouth. Road links are also convenient, with access to the M23 available for commuting. Horsham is within easy reach and provides a wide range of shopping, dining and leisure facilities.

PROPERTY

Tenure: Freehold

This attractive terraced home offers thoughtfully arranged accommodation across two floors and is presented as an excellent opportunity for a variety of purchasers.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground floor rooms. To the front is a fitted kitchen featuring a range of wall and base units with work surfaces over and space for essential appliances. The layout has been designed to maximise storage and functionality, making it well suited to modern day living.

To the rear of the property is a particularly spacious living room, extending the full width of the home and providing an excellent space for both relaxation and entertaining. The generous proportions allow ample room for a variety of furniture arrangements, while doors to the rear create a bright and inviting atmosphere. A useful ground floor WC completes the accommodation on this level.

The first floor landing provides access to two well-proportioned bedrooms. Bedroom Two is a particularly generous double room, while Bedroom One also offers comfortable accommodation and benefits from access to an adjoining shower room. The property is further served by a family bathroom, creating excellent flexibility for families, guests, or those working from home.

The combination of spacious rooms, practical layout and multiple bath/shower facilities makes this a highly versatile home suited to a range of lifestyles.

OUTSIDE & PARKING

Externally, the property benefits from a pleasant outdoor space offering an ideal area for relaxing, entertaining and enjoying the warmer months. The rear aspect provides a private setting with space for outdoor seating, dining and general recreation. The property is positioned within a well-maintained residential setting with convenient access to local amenities and transport links. Parking is available nearby, providing practical day-to-day convenience for residents and visitors alike. The external areas complement the internal accommodation well, creating a balanced home that offers both comfortable living space and outdoor enjoyment.





Buses

5 minute walk



Shops

Crawley - 3.3 miles
Horsham - 5.3 miles



Trains

Faygate – 2 miles
Ifield – 3.2 miles



Airport

Gatwick
9.9 miles



Roads

M23
2.8 miles



Sport & Leisures

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



Rental Income

£1,750 pcm



Schools

Kilnwood Vale Primary
Holy Trinity CofE Secondary



Fibre Broadband

Up to 1600 Mbps



Council Tax

Band D



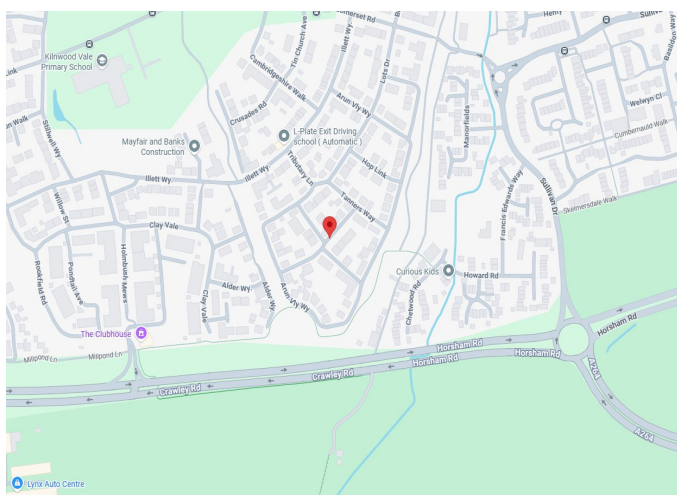
Approximate total area⁽¹⁾
73.4 m²
791 ft²

(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.

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		97
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Viewing arrangements by appointment through Brock Taylor

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