



**Rushy Field, Faygate,
RH12 0AS**

Offers in excess of **£450,000**

01403 272022
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**Residential sales, lettings,
land and new homes.**

Rushy Field, Faygate, RH12 0AS



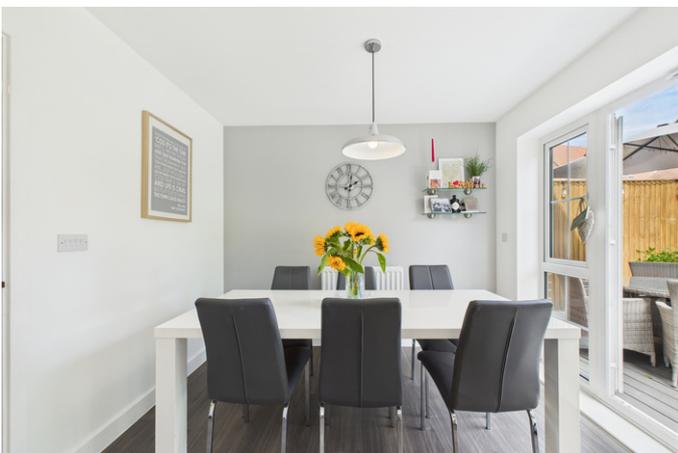
LOCATION - This property is situated in the Kilnwood Vale development, offering easy access to both Horsham and Crawley whilst also boasting immediate access to the A264 for Gatwick and M23/M25 to London. Just over 5 miles from this stunning property is Horsham town, which offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. Also within easy reach is Crawley town centre with its extensive shopping facilities, range of restaurants and varied leisure facilities. Both Horsham and Crawley offer fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast. In addition, there are a number of local amenities including Cottesmore Golf & Country Club with two highly regarded golf courses plus other sports facilities, Cottesmore Prep School and the Holmbush Inn.

PROPERTY - The property comprises of an entrance hallway with doors leading to a kitchen and a spacious living room as well as a downstairs WC. The kitchen is modern with built in appliances, gas hob with electric oven, extractor fan and floor and wall units providing you with plenty of storage space and room to cook. There is a dining area with double doors leading into the garden and also a triple aspect living room that is flooded with light and the perfect place to sit back and relax. On the first floor there is the main bedroom, with built in wardrobes and en-suite shower room, a second double bedroom and a good sized single bedroom. A family bathroom makes up the rest of the accommodation. Other benefits are modern build throughout, gas central heating, local family parks and double glazing.

OUTSIDE - The front garden is laid to grass and has a stone path to the front door and a side entrance to the rear garden. The rear garden is well maintained filled with large potted plants and also features large sleeper flower beds along the neighbouring fence line. You can also find a large patio area perfect for garden furniture to relax in over the summer months and grass area. There is allocated parking outside and a garage.

ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: E





Buses

2 minute walk



Shops

Crawley - 3 Miles
Horsham - 5.2 Miles



Trains

Faygate – 1.3 miles
Ifield – 2.4 miles



Airport

Gatwick
9.2 miles



Roads

M23
2.6 miles



Sport & Leisures

K2 Crawley
3.2 miles



Rental Income

£1850 pcm



Schools

Kilwood Vale Primary
Holy Trinity Secondary



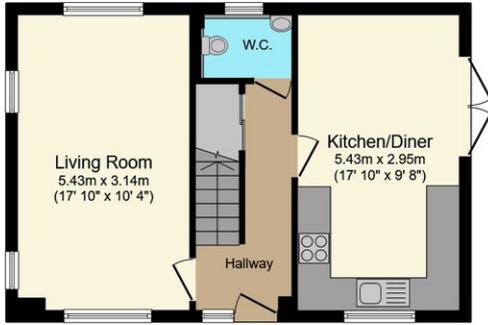
Fibre Broadband

Up to 900 Mbps



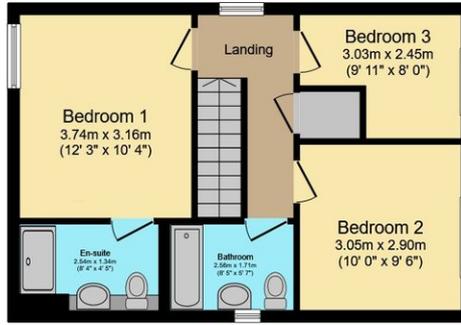
Council Tax

Band E



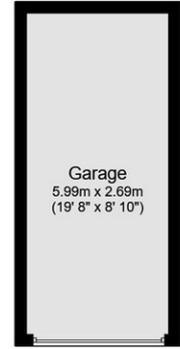
Ground Floor

Floor area 43.7 sq.m. (470 sq.ft.)



First Floor

Floor area 43.7 sq.m. (470 sq.ft.)



Garage

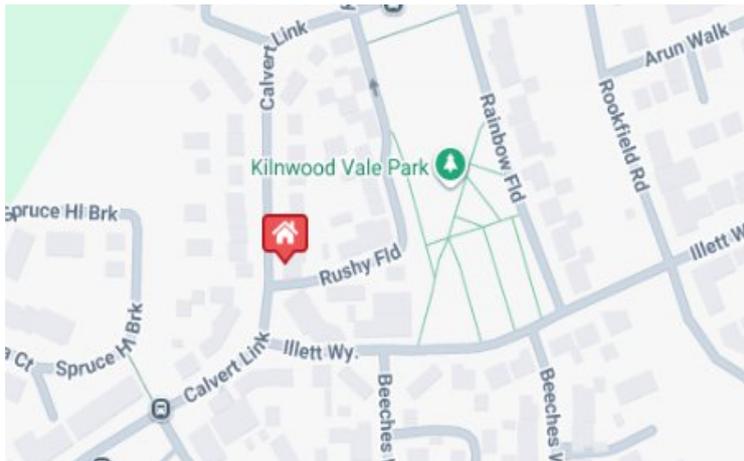
Floor area 15.3 sq.m. (164 sq.ft.)

Total floor area: 102.7 sq.m. (1,105 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Map Location



Total Approximate Floor Area 102.7m² / 1,105 sq.ft

EPC Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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