



**Durrants Drive,
Faygate, RH12 4AB**

**Offers In Region Of
£550,000**

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

LOCATION & VILLAGE FACILITIES

Set within the highly regarded Durrants Village, this beautiful home enjoys an exceptional setting within approximately 30 acres of landscaped private parkland on the edge of Faygate. The village is surrounded by bluebell woodland, wildflower meadows, and a tranquil lake, creating a peaceful and scenic environment that feels both secure and uplifting. Despite its countryside setting, the location remains extremely well connected, with Horsham town centre, mainline rail services, and a wide range of amenities all close by, along with easy access to Gatwick Airport and the South Coast. Durrants Village has been thoughtfully designed to promote independent living with reassurance and choice. Residents enjoy access to an impressive range of facilities including a restaurant serving freshly prepared meals, a relaxation pool, gym, library, croquet lawn, lake pavilion, and a welcoming clubhouse at Durrants House. A guest suite is available for visiting family and friends, while a dedicated village taxi service supports everyday convenience. A 24/7 call system and access to domiciliary care provide peace of mind, ensuring support is always available should it ever be needed.

THE PROPERTY

This beautifully presented end-of-terrace retirement cottage offers generous and flexible accommodation arranged over two floors, creating a wonderful sense of space and comfort rarely found in later-life living. The property features three well-proportioned double bedrooms, making it ideal for those who enjoy hosting family, working from home, or simply having space to adapt as needs evolve.

The ground floor provides excellent flexibility, with bedroom three and a well-appointed bathroom both accessed from the hallway, making this ideal for guests, convenient single-level living if required, or use as a home office or hobby room. The spacious living and dining room is bright and welcoming, benefiting from a double aspect that allows natural light to flow throughout the day. The fully fitted kitchen is both stylish and practical, equipped with a hob, double

oven, integrated fridge freezer, dishwasher, and washing machine, and leads directly into a delightful garden room. This additional reception space offers a peaceful setting to relax, dine, or enjoy views of the patio area throughout the seasons.

Upstairs, bedrooms one and two are generous doubles and share a contemporary Jack & Jill bathroom, offering both comfort and privacy. Throughout, the home feels calm, elegant, and thoughtfully designed to support comfortable independent living.

OUTSIDE & PARKING

Outside, the property benefits from its own private patio area, providing a pleasant and manageable outdoor space ideal for relaxing or entertaining. The wider village grounds are professionally maintained, allowing residents to enjoy beautifully landscaped surroundings without the burden of upkeep. Parking is conveniently available within the village, ensuring ease of access for residents and visitors alike. The combination of private outdoor space and expansive communal grounds creates an exceptional balance of independence and convenience.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from & including 1 February 2012

Service Charge: £9,600 per annum

Service Charge Review Period: Annually

Ground Rent: £330 per annum

Ground Rent Review Period: tbc

Event Fees: tbc

AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

2 minute walk



Shops

By front gate



Trains

Faygate – 5 mins walk
Horsham – 4 miles



Airport

Gatwick
8.4 miles



Roads

M23
3.9 miles



Sport & Leisures

Durrants Village



Rental Income

n/a



Schools

n/a



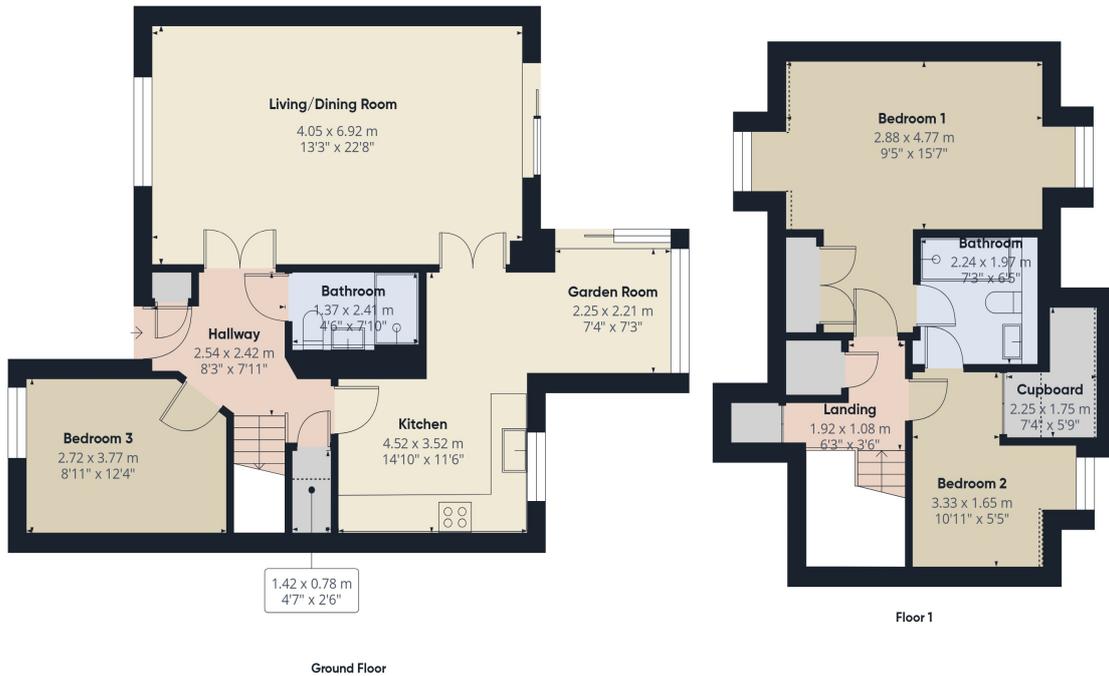
Fibre Broadband

Up to tbc Mbps

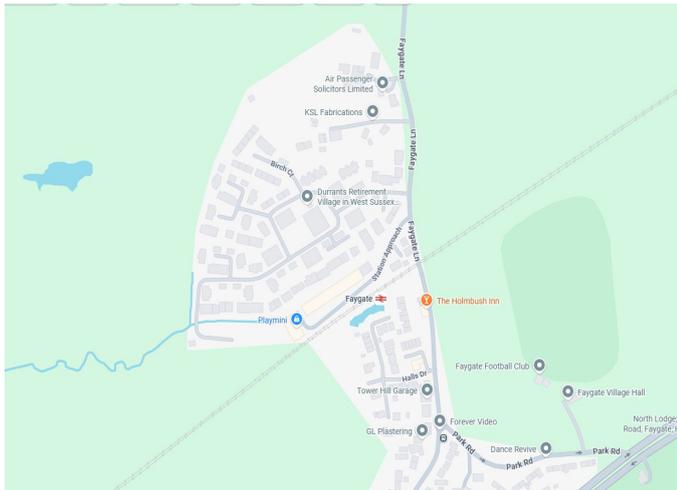


Council Tax

Band E



Map Location



Total Approximate Floor Area
1186 sq ft / 110.2 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(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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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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