



**1 Flint Street, Faygate**

Guide Price **£600,000**

  
**Henry Adams**  
estate agents

# 1 Flint Street

Faygate, Horsham

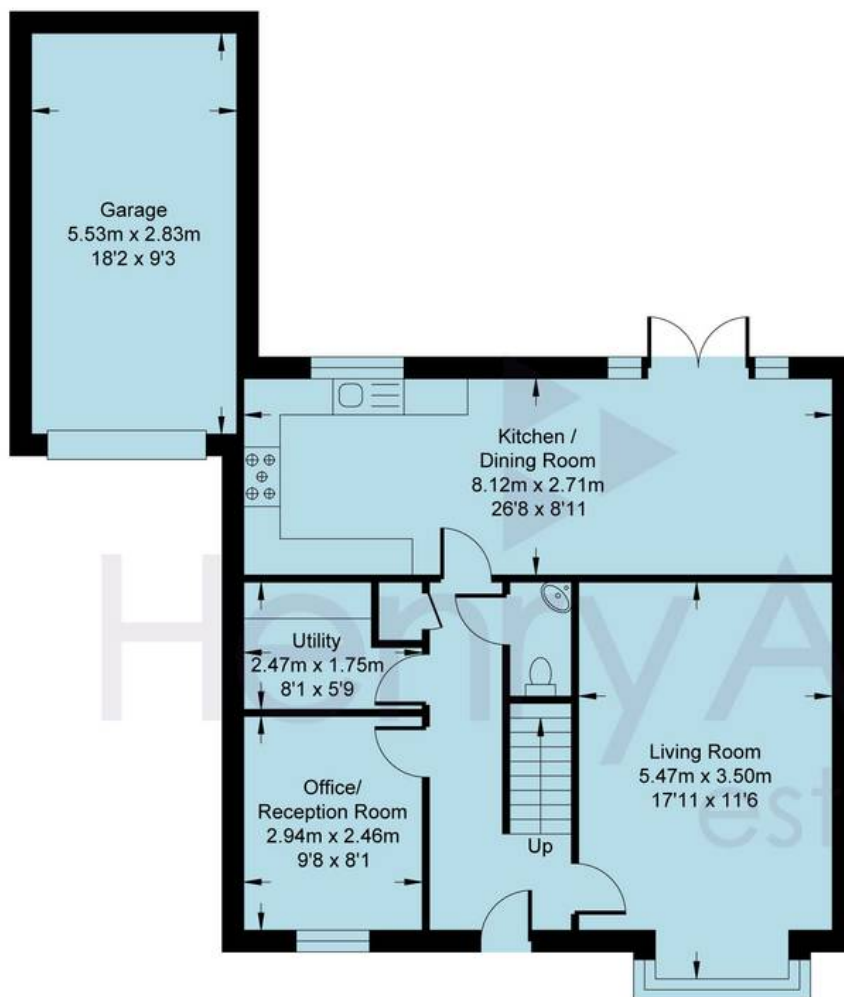
Situated within the highly sought-after Kilnwood Vale development, this exceptional five-bedroom detached family home offers spacious, versatile accommodation finished to a high standard throughout, perfectly suited to modern family living.

A welcoming entrance hall leads to a generous living room, providing the ideal space for both relaxing and entertaining. At the heart of the home is a contemporary kitchen/dining room, fitted with a range of integrated appliances and offering ample space for family dining. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The ground floor is further enhanced by a separate utility room, a cloakroom/WC, and a versatile office or additional reception room, ideal for home working, a playroom or snug.

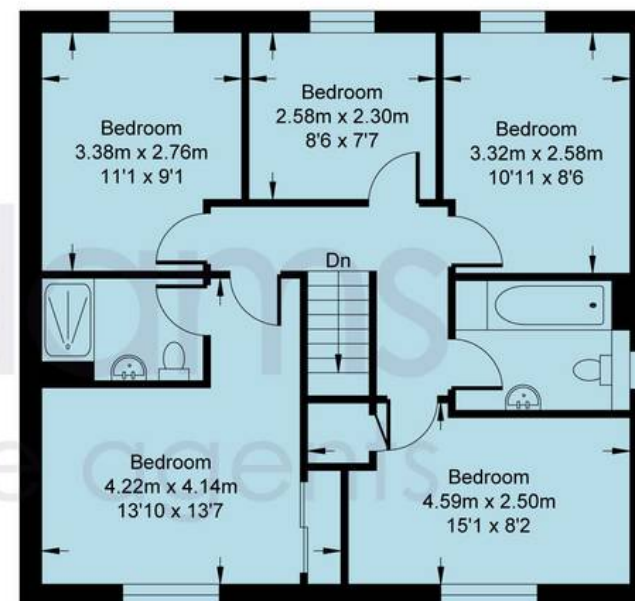
The first floor comprises an impressive principal bedroom complete with a stylish en-suite shower room, alongside four further bedrooms served by a modern family bathroom. Very well presented throughout, the property combines contemporary finishes with practical design to create a comfortable and welcoming family home.







GROUND FLOOR



FIRST FLOOR



## Flint Street

Approximate Internal Area = 1512.87 sq ft / 140.55 sq m

Garage = 168.45 sq ft / 15.65 sq m

Total (Including Garage) = 1681.32 sq ft / 156.20 sq m

For identification only - not to scale



Outside, the generous rear garden is predominantly laid to lawn with a patio area, providing the perfect setting for al fresco dining, entertaining or simply enjoying the warmer months. The garden offers plenty of space for children to play and keen gardeners to make their own. To the front, a private driveway provides off-road parking for multiple vehicles and leads to an integral garage, offering additional storage or secure parking.

Situated in the sought-after Kilnwood Vale development; this three bedroom family home enjoys a peaceful setting with excellent access to nearby amenities. Faygate is perfectly positioned between Horsham and Crawley, offering the best of both town and country living. Faygate train station provides direct links to London and the South Coast, ideal for commuters. The area is well-served by excellent local schools, both primary and secondary, making it a superb choice for families. For daily essentials, Horsham town centre is just a short drive away, boasting a wide range of shops, supermarkets, leisure facilities, and restaurants. Beautiful countryside walks and parks are also within easy reach, along with easy access to the M23 and Gatwick Airport.

Agent note - £250.00 per annum ( Approx )

10-year NHBC Buildmark warranty valid until 2032

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







## Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.