

11 Bricklayer Lane, Faygate, RH12 0AA

£270,000

MANSELL McTAGGART

Trusted since 1947

- 2 double sized bedrooms
- Fantastic ground floor apartment built in 2015
- Principal bedroom with fitted wardrobes and en suite
- South facing sitting/dining room with media wall
- Private south facing patio area
- 2 allocated parking spaces
- Quiet position on popular development
- Close to Buchan park, major transport links and Horsham & Crawley
- Vendor suited
- A neighbourhood centre to include a convenience store, retail units, food-based public house and community centre is due to commence development shortly

A beautifully presented 2 double bedroom ground floor apartment, built in 2015 with en suite, private south facing patio area and 2 allocated parking spaces.

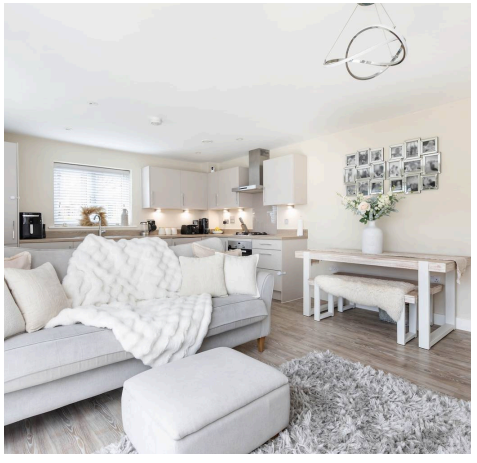
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B











A beautifully presented 2 double bedroom ground floor apartment, built in 2015 with en suite, private south facing patio area and 2 allocated parking spaces. A neighbourhood centre to include a convenience store, retain units, food-based public house and community centre is due to commence development shortly.

The accommodation comprises: entrance hallway with storage and sitting/dining room with media wall and French doors onto private south facing patio area.

The kitchen is fitted with an attractive range of units and integrated appliances that include oven, hob, extractor, dishwasher, fridge/freezer and washing machine.

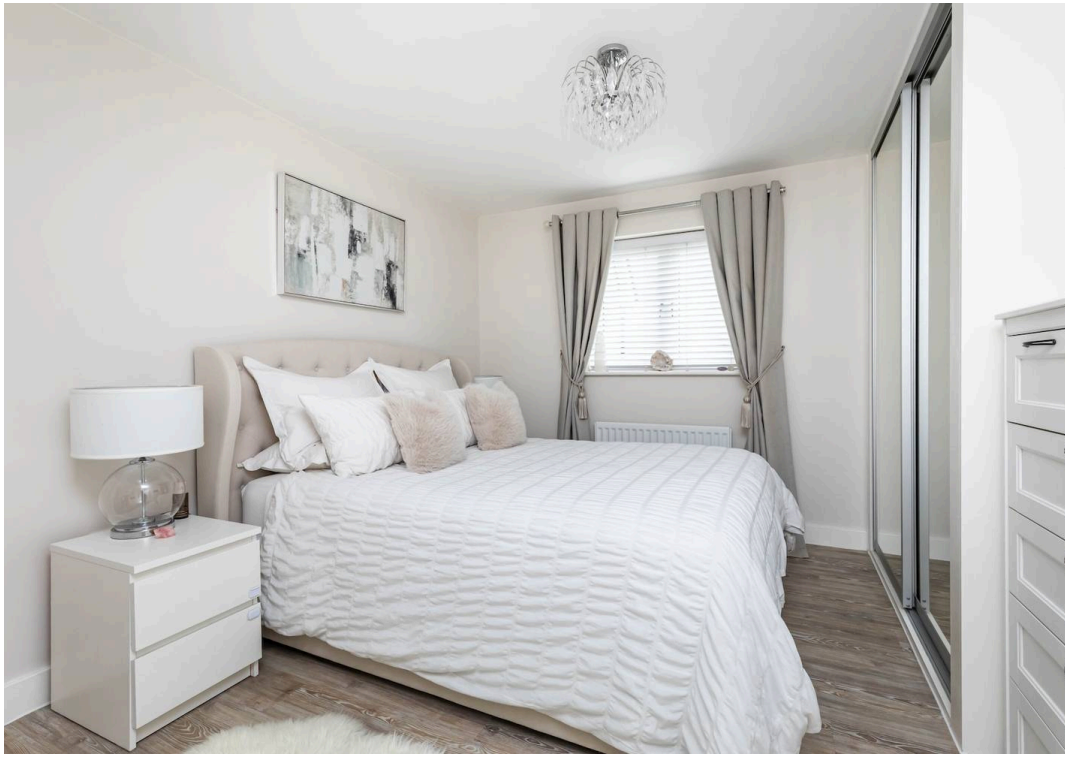
From the hallway there is a door into the great sized principal bedroom with fitted wardrobes and en suite shower room. The guest bedroom is comfortably a double and the modern bathroom completes the accommodation.

Benefits include Amtico flooring, double glazed windows, gas fired central heating to radiators (boiler located in the storage cupboard in hallway), fibre-optic broadband and security entry system.

A south facing private patio is large enough for a table and chairs and the well tended communal gardens with feature millpond is ideal for picnics.

There are 2 allocated parking space in a nearby private car park.

Tenure: Leasehold. Lease: 125 years from 2015 (114 years remaining). Maintenance charge: £177 per month. Maintenance review period: Annually. Ground rent: £350 per annum. Ground rent review period: Every 10 years (2035 is next review) Managing agents: Preim. Ground rent agent: Simarc Property Management LTD

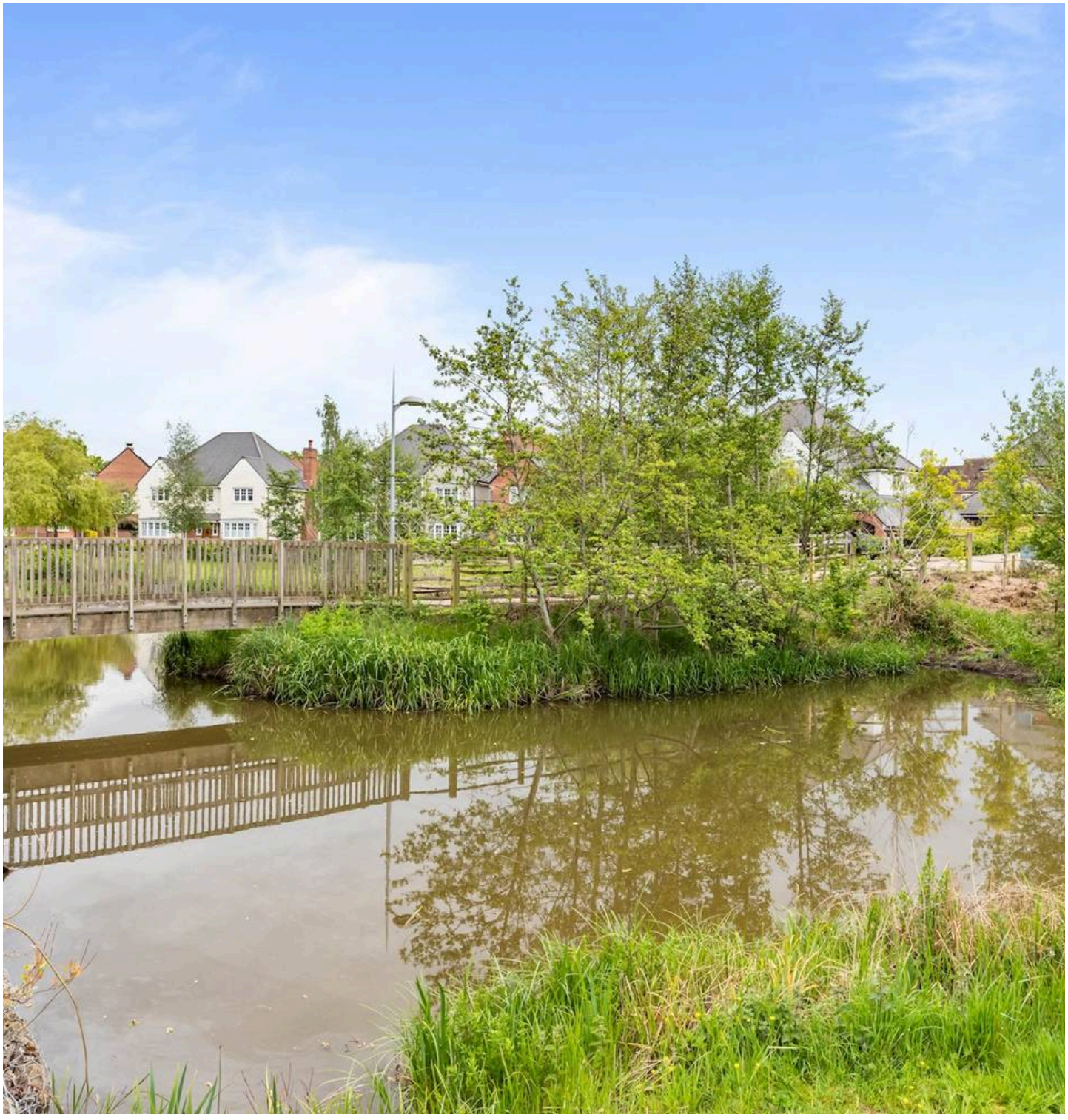


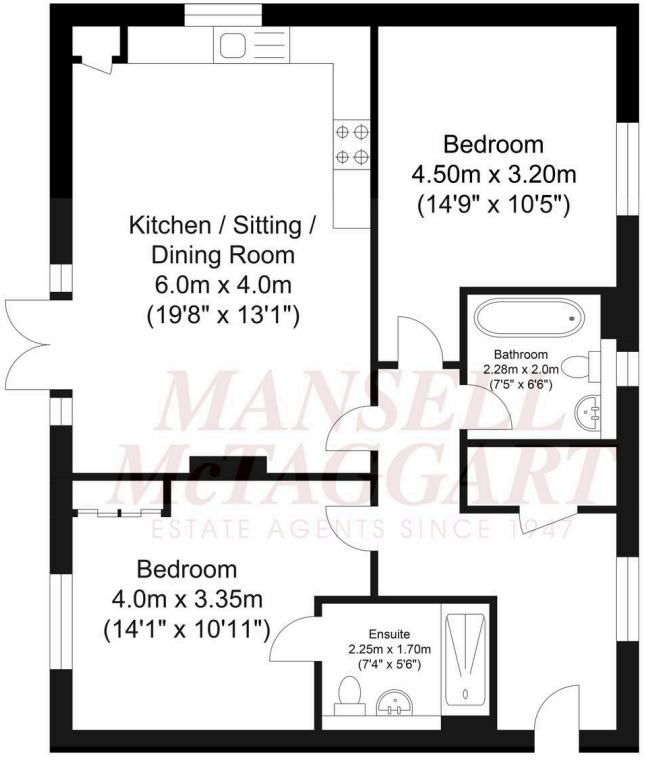






Faygate is a delightful hamlet situated north-east of Horsham, close to its sister village of Colgate. Nestled in the midst of St. Leonards Forest, the parish is an Area of Outstanding Natural Beauty and offers residents local serenity, within easy access of the town facilities of Horsham and Crawley. Nearby, New House Farm Shop offers delicious indoor and alfresco dining, locally sourced produce and seasonal pick-your-own fields. The neighbouring Cottesmore Hotel Golf & Country Club offers a retreat for health and beauty, sports and fitness. Families have a newly built local nursery and primary school located in Kilnwood Vale development close by. The village store is available for your everyday needs, and food and beverage catering vans also visit weekly. Faygate train station connects to London and Portsmouth, and Horsham train station is within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens.





Ground Floor
Approximate Floor Area
742.60 sq ft
(68.99 sq m)

Approximate Gross Internal Area = 68.99 sq m / 742.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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