

ROSS MARGETTS — EXP UK

— FOR SALE

CAPON PARK

KILNWOOD VALE · FAYGATE · HORSHAM · RH12

CHAPTER 1 · OF PLACE & PEDIGREE

Capon Park

FLAT 8, CAPON PARK, KILNWOOD VALE, FAYGATE, HORSHAM RH12

Guide Price £260,000

2

BEDROOMS

2

BATHROOMS

1

RECEPTION

764

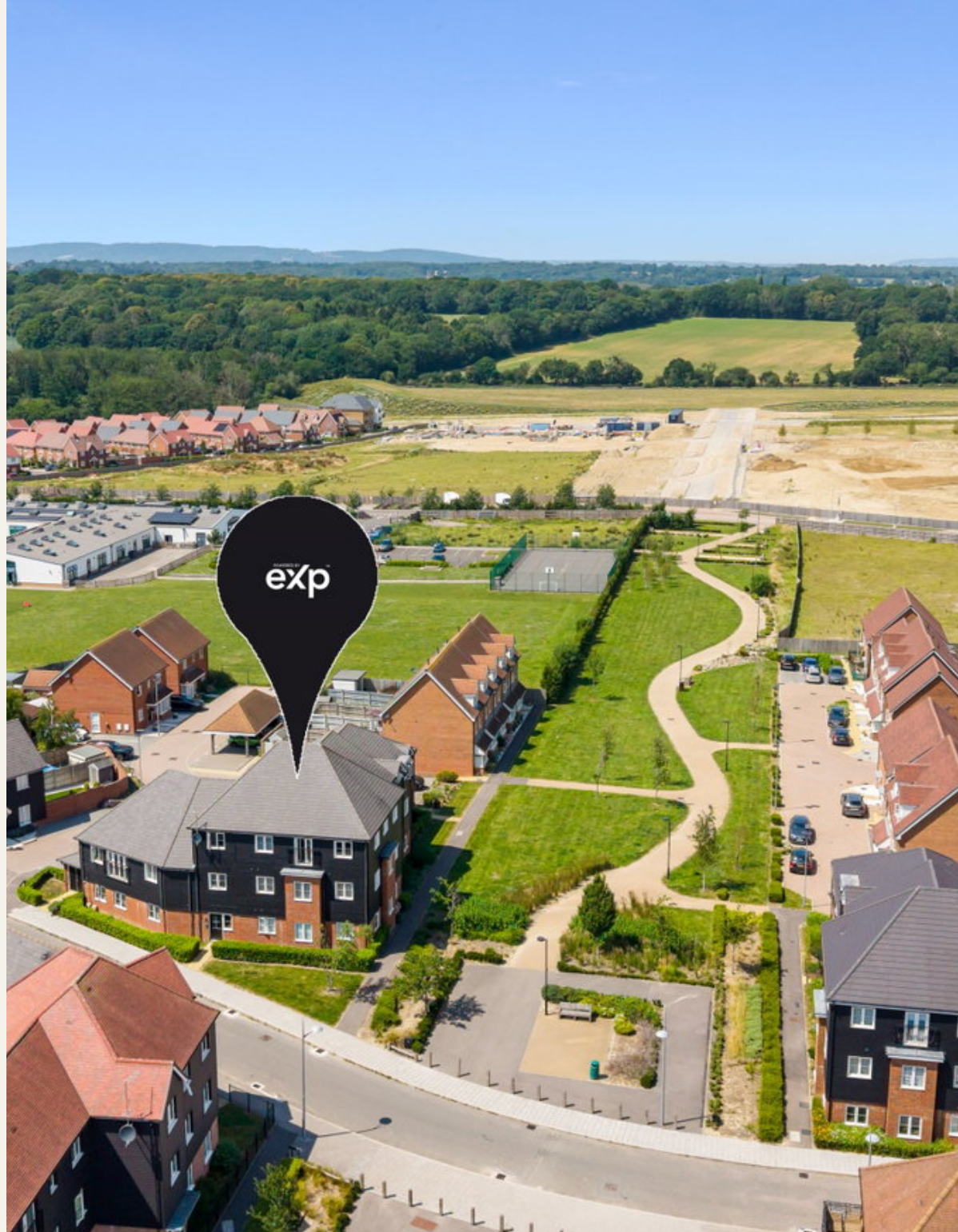
SQ. FT

B

EPC

Kilnwood Vale has established itself as one of West Sussex's most desirable modern addresses, and this apartment at Capon Park represents it at its best. Built by Linden Homes in 2021, this dual aspect first floor apartment faces east and west, and has been presented and styled to a standard that sets it apart from comparable resale apartments in the development.

Two allocated parking spaces, visitor parking, a secure bike store and communal gardens complete a home that has been considered from the ground up.





CHAPTER II · A HOME AT EASE

A room built for *gathering*

The open-plan kitchen, living and dining room runs to just under eighteen feet wide and is the heart of the home. Sage green walls, Karndean flooring and a settled, considered feel give the space real character. French doors open onto a Juliette balcony with a view over the landscaped green space below, set some distance from neighbouring buildings for genuine privacy.

The bright entrance hallway holds two large shelved storage cupboards, with a third in the living room, more practical storage than most apartments of this size manage.



Fitted with *real* intent

The kitchen is fully integrated: fridge freezer, upgraded washer dryer, full size dishwasher, gas hob, oven and extractor, fitted with grey gloss units, a metro tile splashback and open shelving above the worktop. It is a space that has been finished, not just fitted, with a settled outlook over the development's landscaped green below.



CHAPTER IV · BEDROOMS & BATHS

Styled to a *hotel* standard

The principal bedroom has been styled to a level that takes real effort to achieve: warm taupe panelled walls, a chandelier ceiling light and hotel quality presentation make it a room that photographs well and lives better. Its en-suite is well appointed with a shower enclosure, illuminated mirror cabinet and white suite.

The main bathroom is where the owners have genuinely made their mark: charcoal limewash walls, a large round backlit mirror, a bath with an overhead black rain shower and black fittings throughout, a long way from the standard developer bathroom.

The second bedroom is a generous double with two large windows framing distant woodland, comfortably combining a guest bedroom with a home office.





CHAPTER V · BUILT TO A STANDARD

The detail that *reassures*

On tenure, the lease was originally granted for 999 years with over 992 remaining and no ground rent to pay, as close to freehold security as leasehold gets. The remainder of the Premier 10 year new build guarantee also transfers with the sale, reassurances that not every resale apartment in the development can still offer.

BUILT 2021, by Linden Homes	TENURE 999 Year Lease, Over 992 Years Remaining
GROUND RENT None Payable	PARKING Two Allocated Spaces Plus Visitor Parking
STORAGE Three Large Shelved Cupboards	WARRANTY Remainder of 10 Year New Build Guarantee

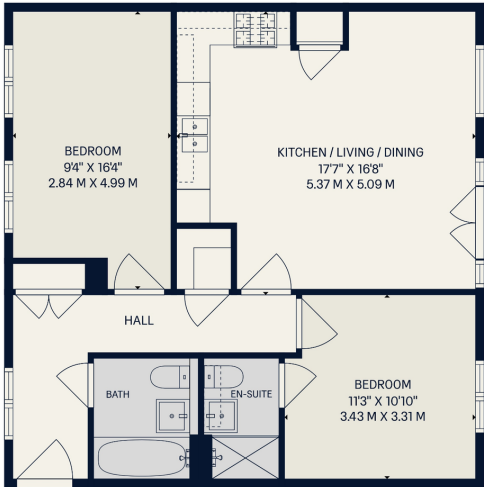
— A PAUSE : THE SETTING

“A growing community, a moment’s walk from school, and a straight run to London when you need it.”

Kilnwood Vale Primary School and Nursery are within a moment’s walk. Looking ahead, a neighbourhood centre is due to commence development shortly, bringing a convenience store, retail units, a food led pub and a community centre to the doorstep.

Faygate and Ifield stations are close by, connecting through Three Bridges to Central London. The M23 puts Gatwick Airport within easy reach, and Manor Royal, one of the South East’s largest business districts, is a short drive away. Horsham and Crawley town centres sit close on either side, with Buchan Country Park nearby for open space and woodland walks.

Where everything *sits*



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First Floor
Total Area
764 sq.Ft (71 m2)

Illustration For Marketing Purposes Only. Measurements Are Approximate And Not To Scale. © Ross Margetts Property Group

FIRST FLOOR · 764 SQ FT (71 M²)

PARTICULARS

ADDRESS	Flat 8, Capon Park, Kilnwood Vale, Faygate, Horsham RH12
PRICE	Guide Price £260,000
TENURE	Leasehold
LEASE TERM	999 Years From 2021
LEASE REMAINING	Over 992 Years
GROUND RENT	None Payable
INTERNAL AREA	764 Sq Ft / 71 m ²
EPC RATING	B
LOCAL AUTHORITY	Horsham District Council
REFERENCE	RM1298

What you need to *know*

PART A · MATERIAL TO ALL TRANSACTIONS

TENURE

Leasehold. 999 year lease from 2021, over 992 years remaining.

PRICE

Guide Price £260,000.

COUNCIL TAX BAND

Available on request.

GROUND RENT

None payable.

PART B · WHERE APPLICABLE

PARKING

Two allocated spaces, plus visitor parking.

SERVICE CHARGE

Applies. Details available on request.

BUILDING SAFETY

No known issues. Confirm via legal enquiries.

RESTRICTIONS

Standard leasehold covenants apply.

PART C · ADDITIONAL MATERIAL FACTS

NEW BUILD WARRANTY

Remainder of the Premier 10 year guarantee transfers with the sale.

LOCAL DEVELOPMENT

A neighbourhood centre is due to commence development nearby.

TRANSPORT

Faygate and Ifield stations nearby, M23 access to Gatwick and beyond.

SCHOOLS

Kilnwood Vale Primary School and Nursery within walking distance.



Ross Margetts

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Arrange a viewing of Capon Park

A styled, dual aspect apartment in one of West Sussex's most desirable modern addresses. Get in touch to arrange a viewing.

2 Bed

APARTMENT

764 Sq Ft

INTERNAL AREA

£260,000

GUIDE PRICE