



73 Clay Vale, Faygate, RH12 0AU

Guide Price **£270,000 – £280,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double bedrooms
- Immaculately presented south facing first floor apartment
- Built in 2020
- Principal bedroom with en suite
- Allocated parking space and communal gardens
- High specification and remainder of NHBC guarantee
- Open plan kitchen/dining/sitting room with pleasant outlook
- Close to transport links, shops, Buchan park and Horsham town centre

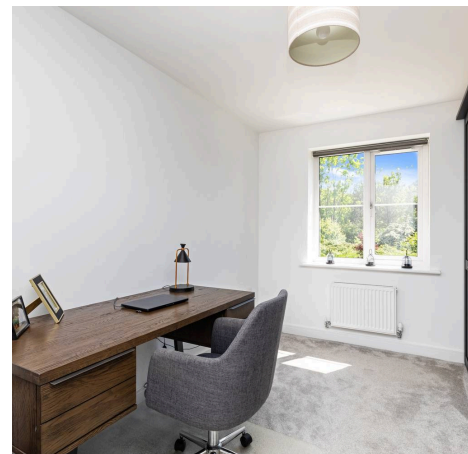
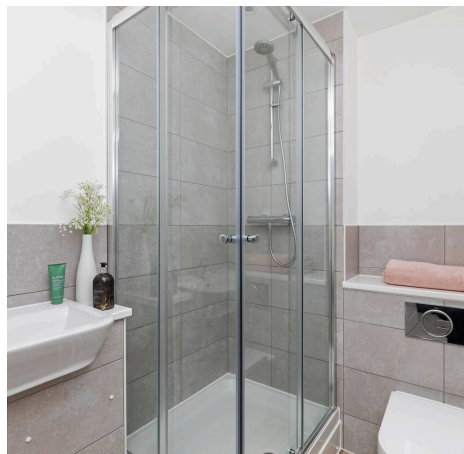
A beautifully presented and well located 2 double bedroom south facing first floor apartment, built in 2020 by Taylor Wimpey with en suite and allocated parking

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A beautifully presented and well located 2 double bedroom first floor apartment, built in 2020 by Taylor Wimpey with en suite and allocated parking space. The property is situated on a popular and conveniently located development, close to major transport links, Buchan park and Horsham town centre. The accommodation comprises: entrance hallway with 2 fitted storage cupboards, sitting/dining with south facing Juliet balcony overlooking the communal gardens and kitchen fitted with an attractive range of units and integrated appliances. The principal bedroom is equipped with an en suite shower room, second well proportioned double bedroom and bathroom. Benefits include double glazed windows, remainder of security entry system, NHBC guarantee, fibre-optic broadband, Amtico flooring and gas fired central heating to radiators (combination boiler located in the kitchen). There is 1 allocated parking space and ample visitor parking nearby. The communal gardens are well tended with useful footpath which is ideal for walking dogs or going for a run/walk.

Lease: 125 years from 2020

Maintenance charge: £1,818.24 per annum

Maintenance charge review period: Annually

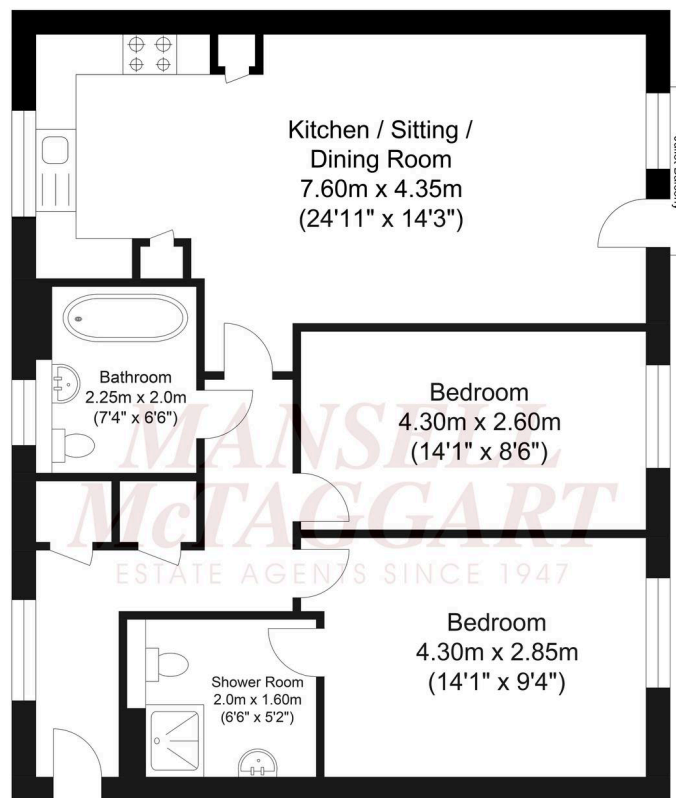
Ground Rent: £250 per annum

Ground rent review period: Every 10 years

Managing agents: Preim

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.





Approximate Floor Area

756.70 sq ft
(70.30 sq m)

Approximate Gross Internal Area = 70.30 sq m / 756.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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