



1 Spruce Hill Brook, Faygate, RH12 0DY
£485,000

- 3 well proportioned double bedrooms
- Superbly presented semi detached house built in 2023 by Crest Nicholson
- Principal bedroom with en suite
- 2 allocated parking spaces
- Part walled garden with privacy
- Remainder of 10 year new build guarantee
- Fantastic fully fitted kitchen/dining room
- Direct access to the nearby Buchan park
- Bus links into Horsham, Crawley and Gatwick Airport
- Close to highly regarded schools

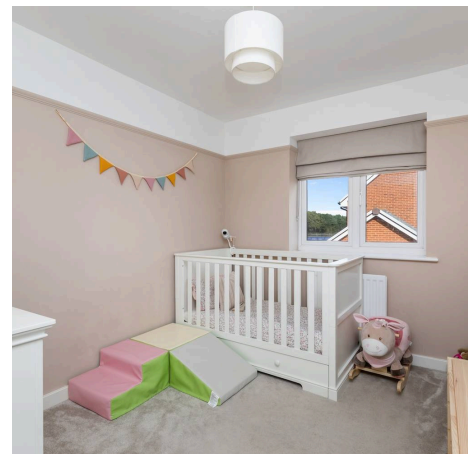
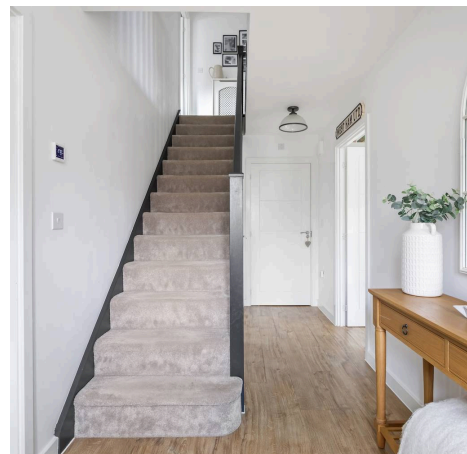
A beautifully presented 3 double bedroom semi detached house, built in 2023 by Crest Nicholson with en suite, 2 allocated parking spaces and part walled garden with privacy.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A beautifully presented 3 double bedroom semi detached house, built in 2023 by Crest Nicholson with en suite, 2 allocated parking spaces and part walled garden with privacy.

The property is situated on this popular development, close to major transport links, highly regarded schools, the stunning Buchan park and within a short drive of Horsham.

The accommodation comprises: entrance hallway with storage, cloakroom and bay fronted sitting room.

The kitchen/dining room with French doors onto the garden is fitted with an attractive range of units and integrated appliances that include oven, hob, extractor, fridge/freezer, dishwasher and washing machine.

From the hallway a staircase rises to the first floor with access into the part boarded loft with ladder which lends itself for conversion.

The principal bedroom is equipped with fitted wardrobes and en suite shower room.

There are 2 well proportioned double bedrooms (bedroom 2 with fitted desk and wardrobes) and the family bathroom completes the first floor accommodation.

Benefits include Amtico flooring, double glazed windows, gas fired central heating to radiators (boiler located in the kitchen/dining room), remainder of new build guarantee and fibre-optic broadband.

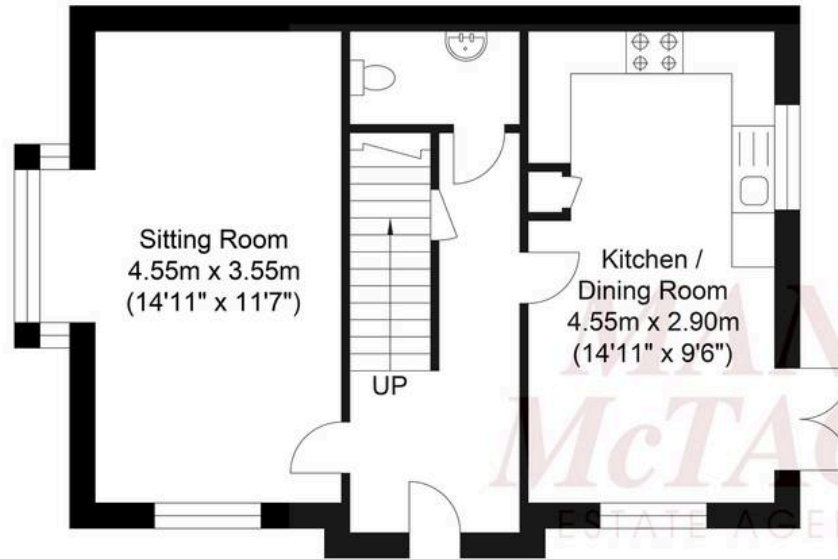
There are 2 allocated parking spaces to the front of the property.

The 30' x 26' part walled garden offers a good degree of privacy and is predominantly lawned with paved patio, timber framed storage shed and side access.

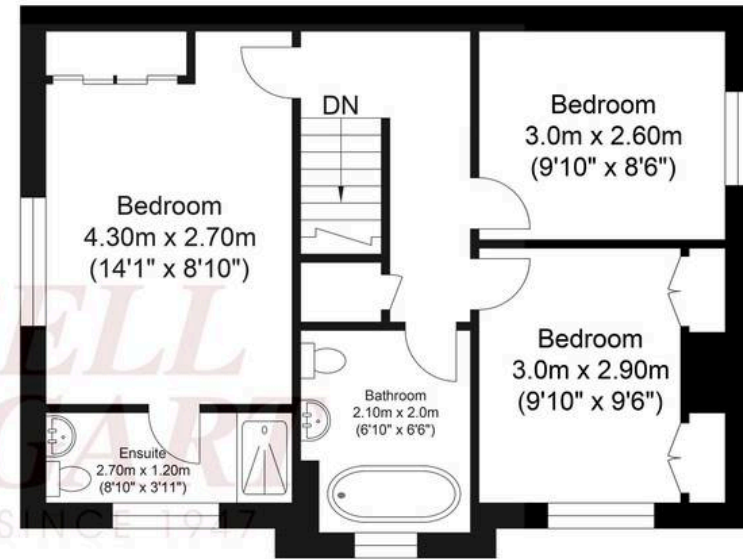


Faygate is a delightful hamlet situated north-east of Horsham, close to its sister village of Colgate. Nestled in the midst of St. Leonards Forest, the parish is an Area of Outstanding Natural Beauty and offers residents local serenity, within easy access of the town facilities of Horsham and Crawley. 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
498.04 sq ft
(46.27 sq m)



First Floor
Approximate Floor Area
485.45 sq ft
(45.10 sq m)



Approximate Gross Internal Area = 91.37 sq m / 983.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

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