



42 Mole Crescent
Faygate, Horsham, West Sussex, RH12 0AT
Guide Price £450,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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A beautifully presented three-bedroom semi-detached home, built by Crest Nicholson as part of the highly acclaimed Kilnwood Vale development. Occupying a desirable position at the end of a quiet cul-de-sac, the property benefits from minimal passing traffic and enjoys access to the picturesque footpaths that meander throughout the development, just moments from the front door. Arranged over two floors, the well-appointed accommodation comprises an inviting entrance hall with a convenient cloakroom, a stunning fitted kitchen/breakfast room, and a spacious sitting room with French doors opening onto the beautifully landscaped rear garden. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, together with a stylish family bathroom. Outside, the property has a private driveway providing off-road parking and access to the attached garage, as well as a large and private rear access path. The rear garden has been thoughtfully landscaped to create an attractive outdoor space, featuring paved seating areas, mature planting, and raised sleeper beds, making it ideal for both relaxing and entertaining. In all, this is a versatile and modern home that is ready for immediate occupation, but also offers potential to extend with space to the side over the garage and a large loft space that could be converted, subject to the usual consents.

Location: Kilnwood Vale offers a wide range of local services, including a new primary school, excellent public transport links including the metrobus and direct buses to Gatwick 24 hours a day and easy access to the A264/M23 with Gatwick less than 10 miles away. As well as being very well connected, the development will enjoy around 140 acres of open space once complete, with most areas available for residents to enjoy now, including a community green, neighbourhood park and sports areas, in addition to footpaths, cycle paths, woods and bridleways. A neighbourhood centre is currently under construction, and within walking distance also lies the award winning Buchan Country Park.

Entrance Hall A welcoming entrance hall with attractive Amtico flooring, radiator, staircase rising to the first floor, a useful coats cupboard and access to the cloakroom, sitting room, and kitchen.

Cloakroom Fitted with a contemporary Roca suite comprising a low-level WC, wall-mounted wash hand basin, radiator, half height wall tiling, Amtico flooring and an obscured front aspect window.

Kitchen/Breakfast Room Beautifully fitted with a quality Paula Rosa Manhattan kitchen comprising an excellent range of eye and base level cabinets with contrasting work surfaces and matching upstands. High specification integrated appliances include an eye-level oven, four-burner gas hob with extractor over, dishwasher, washer/dryer and fridge/freezer. There is ample space for a dining table, whilst windows to the front and side, provide plenty of natural light. Amtico flooring and radiator.

Sitting Room A generous reception room enjoying views over the rear garden with French doors and matching side windows opening directly onto the patio, creating an ideal space for both everyday living and entertaining. A useful understairs storage cupboard provides additional storage. Radiator.

First Floor Landing Access to the loft space via a pull-down ladder, airing cupboard housing the gas-fired combination boiler, storage cupboard with light, doors to all rooms.

Principal Bedroom A spacious double bedroom with dual rear aspect windows overlooking the rear garden. Fitted mirrored wardrobe, radiator, and access to the en-suite shower room.

En-Suite Shower Room A modern Roca shower suite with a walk-in shower, low-level WC and wall-mounted wash hand basin, half height wall tiling, Amtico flooring, chrome heated towel rail shaver point and LED lighting.

Bedroom Two A comfortable double bedroom with front aspect window, radiator and fitted mirrored wardrobe.

Bedroom Three A well-proportioned single bedroom with a front aspect, and radiator, ideal as a child's room, home office or guest bedroom.

Family Bathroom A modern Roca bathroom suite comprising a panelled bath with shower over and glazed screen, low-level WC and wall-mounted wash hand basin, half height wall tiling, Amtico flooring, chrome heated towel rail, LED lighting, and obscured side aspect window.

Outside

The property enjoys an attractive frontage with established shrub and tree planting and a driveway providing off-road parking and leading to the attached garage. Larger than many found on modern developments, the garage benefits from power, lighting, a tap, and a rear access door.

The rear garden has been professionally landscaped to provide a low maintenance but attractive outside space. A patio adjoins the rear of the property, with a remote controlled electric retractable awning with lighting provide shade and privacy. Established planted borders, raised sleeper beds, external lighting, power points and further paving creates a peaceful and private outside space.

Estate Charge - £360 per annum
Council Tax Band - D

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

