



Connells

3 Durrants House Durrants Drive
Faygate HORSHAM

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for sale guide price
£305,000



Property Description

This immaculately presented first-floor prestigious retirement apartment is set within approximately 30 acres of exclusive parkland, complete with a picturesque lake, & offers a relaxed & independent lifestyle. With lift access & ideally positioned within easy reach of the village amenities the accommodation comprises of a bright & spacious sitting/dining room opening onto the private balcony, a contemporary well-appointed fitted kitchen with integrated appliances including fridge/freezer & eye level double wall oven, all designed for ease & modern living and two generous double bedrooms, including a principal bedroom with fitted wardrobes & en-suite shower room, together with a separate contemporary bathroom.

The highly regarded Durrants village offers independent living within a stunning setting, and the experienced onsite management team oversee and maintain the developments extensive facilities and services. Family visits are easy to arrange with a comfortable Guest Suite offering convenient accommodation and residential 24/7 call system with on call support available. On site the property benefits from an extensive range of facilities including the Clubhouse, an ideal setting for socialising, restaurant, library, croquet lawn, hospitality services, lake pavilion, gym and relaxation pool. Occupying the site of a former sawmill in the historic hamlet of Faygate and enjoying a delightful semi-rural setting the development is surrounded by beautiful countryside.

Location:

Occupying the site of a former sawmill in the historic hamlet of Faygate and enjoying a delightful semi-rural setting the development is surrounded by beautiful countryside and within easy reach of the South Downs National Park, an area of Designated Outstanding Natural Beauty. Here, residents can enjoy the best of both worlds, combining peaceful surroundings with excellent accessibility. A variety of shops, services and leisure facilities can be found in the neighbouring towns and villages, offering everyday convenience close to home.

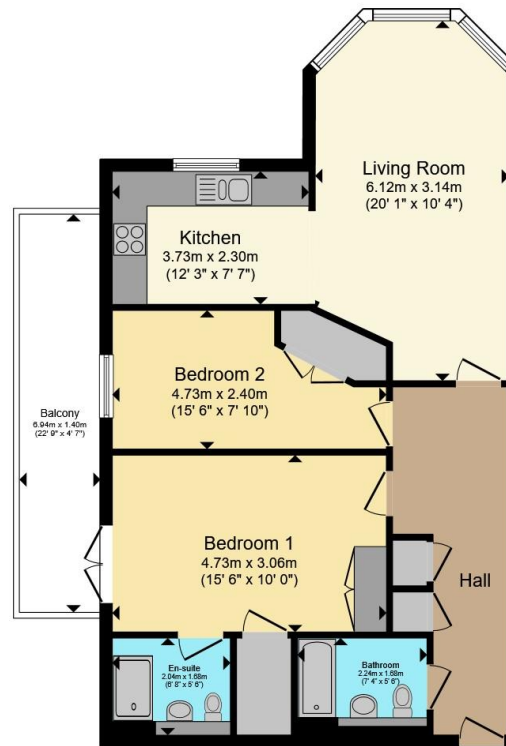
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 74.3 m² (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: C

Service Charge:
 8519.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HSH407726

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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