



8 Alder Way, Faygate, RH12 0BU
£275,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double bedrooms
- First floor apartment built in 2021 by Taylor Wimpey
- Superbly presented accommodation
- Principal bedroom with en suite
- Allocated parking space
- Direct access to Buchan park
- Remainder of 10 year NHBC guarantee and long lease
- Popular development close to highly regarded schools, transport links and Horsham town centre

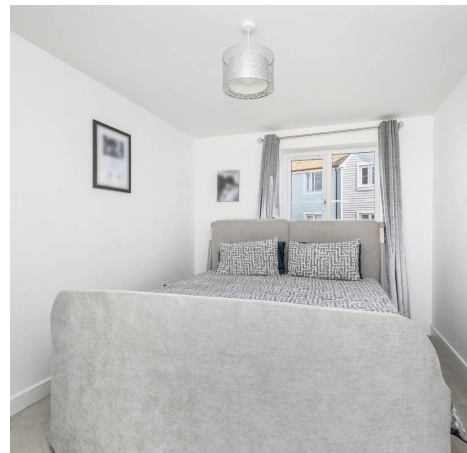
A beautifully presented and conveniently located 2 double bedroom first floor apartment, built in 2021 by Taylor Wimpey with en suite, long lease and allocated parking space.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A beautifully presented and conveniently located 2 double bedroom first floor apartment, built in 2021 by Taylor Wimpey with en suite, long lease and allocated parking space.

The property is situated on a popular development, close to excellent schools, major transport links, Horsham town centre and the stunning Buchan park.

The accommodation comprises: entrance hallway with 2 storage cupboards and sitting/dining room with Juliet balcony.

The kitchen is fitted with an attractive range of units and integrated appliances that include gas hob, extractor, double oven, dishwasher, fridge/freezer and washing machine/dryer.

The principal bedroom is equipped with an en suite shower room.

A 2nd bedroom is a great sized double and the bathroom completes the accommodation.

Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the kitchen), security entry system, Amtico flooring, remainder of 10 year NHBC guarantee and fibre-optic broadband.

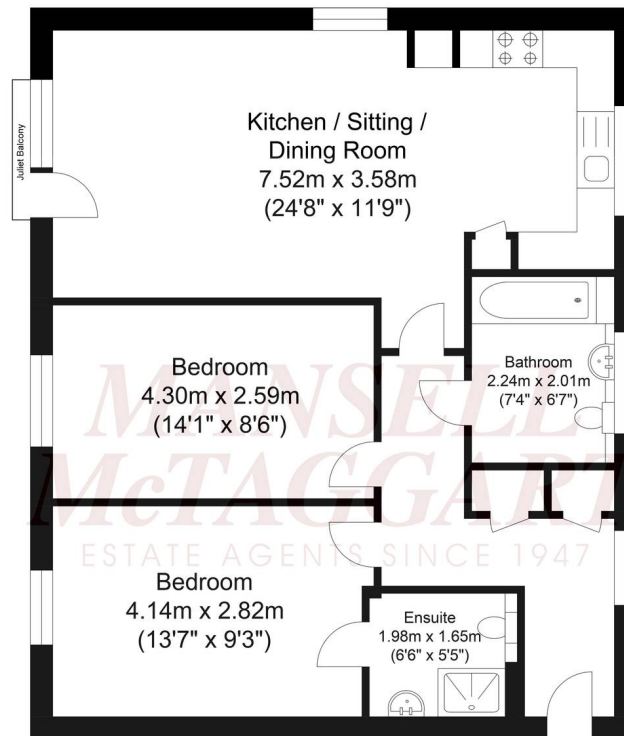
There is 1 allocated parking space and designated visitor spaces nearby.

Well tended communal gardens with play areas and the Buchan park are within a short walk.

Tenure: Leasehold. Lease: 125 years from 2020. Maintenance charge: £1,519.85 per annum. Maintenance review period: Annually. Ground rent: Peppercorn. Ground rent review period: Every 10 years. Managing agents: Kilnwood Vale Management Company Limited (Preim Ltd).

Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy Co-Operative on the Wickhurst Green development, along with a convenience store and Post Office for your everyday needs located on Billingshurst Road. Community facilities are in abundance with the local public house and social club at its heart. Together with a long-established Scout Hall, local amateur dramatics, football, stoolball and cricket clubs, a choice of playgrounds including a duck pond, there are village attractions for the whole family. An easily accessible, 6am-12am Tesco supermarket with petrol station is located alongside the retail park and recently transformed state-of-the-art leisure centre. Here you'll find comprehensive gym facilities, clip & climb, a selection of classes, skate-park, multiple sports and athletics, soft play & sensory room, full size running track, football pitch and the district indoor bowls club. For the green-fingered, Newbridge Nurseries is close by, including the delights of Stooks café for indoor and outdoor dining. Broadbridge Heath is served by regular bus services to Horsham and surrounding areas and both Christs Hospital and Horsham train stations are 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. Fine-dining and 5* spa hotels, cinemas and theatre, familiar high-street and independent shopping, and ample parking facilities 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.





First Floor
Approximate Floor Area
757.77 sq ft
(70.40 sq m)

Approximate Gross Internal Area = 70.40 sq m / 757.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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