



11 Hoppers Brook Calvert Link, Faygate, RH12 0DS

Guide Price £385,000 – £400,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 3 good sized bedrooms - 2 doubles and 1 single
- 3 storey mid terraced town house built in 2022 by Crest Nicholson
- Principal bedroom with fitted storage and en suite
- Private rear garden
- 2 allocated parking spaces
- Popular development close to Horsham and Crawley
- Within striking distance of Buchan park, Horsham town centre and excellent schools
- Remainder of 10 year new build guarantee

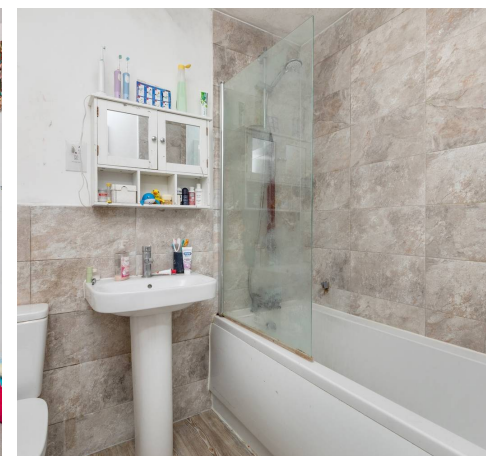
A well located 3 bedroom, 3 storey town house, built in 2022 by Crest Nicholson with en suite, parking for 2 vehicles and private garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A well located 3 bedroom, 3 storey town house, built in 2022 by Crest Nicholson with en suite, parking for 2 vehicles and private garden.

The property is situated on this popular development, close to major transport links, excellent schools, Buchan park and Horsham and Crawley town centres.

The accommodation comprises: entrance hallway with 2 useful storage cupboards and cloakroom.

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

The well proportioned sitting room with French doors lead onto the garden.

From the hallway a staircase rises to the first floor with 2 bedrooms (1 double and 1 single) and family bathroom.

An inner hallway provides space for a desk and a further set of stairs rise to the second floor principal bedroom with fitted wardrobes and en suite shower room.

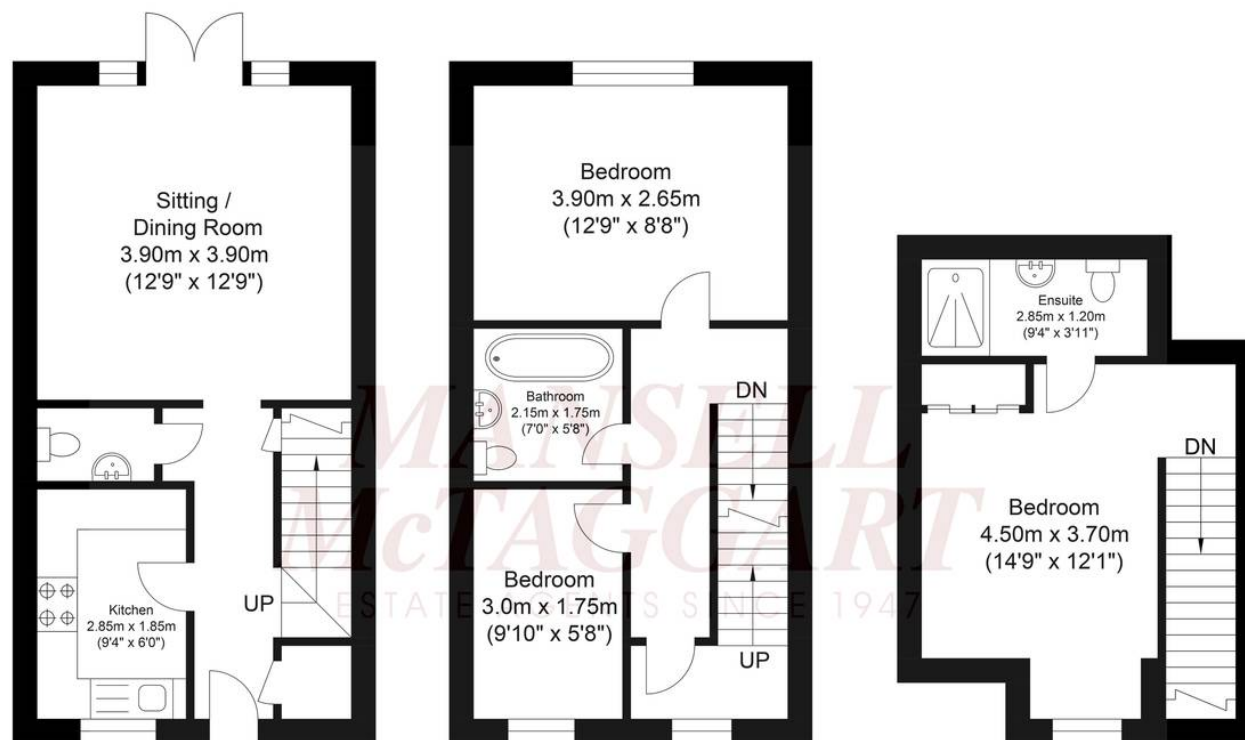
Benefits include double glazed windows, remainder of 10 year NHBC guarantee, gas fired central heating to radiators (boiler located in the kitchen), Amtico flooring and fibre-optic broadband.

The 29' x 13' rear garden is lawned with paved patio and rear access onto 2 allocated parking spaces. The garden is predominantly taken up by a large chicken coup which could be removed or left if required.

NB. Site charge: £322.27 per annum.

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  
329.80 sq ft  
(30.64 sq m)

First Floor  
Approximate Floor Area  
329.80 sq ft  
(30.64 sq m)

Second Floor  
Approximate Floor Area  
213.12 sq ft  
(19.80 sq m)

Approximate Gross Internal Area = 81.08 sq m / 872.73 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](mailto:horsham@mansellmctaggart.co.uk) • [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

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