

62 Illett Way, Faygate, RH12 0AJ

Guide Price £415,000 - £425,000

MANSELL McTAGGART

Trusted since 1947

- 3 double sized bedrooms
- 3 storey semi detached house built in 2021
- Fantastic vaulted principal bedroom with storage and en suite
- South facing garden
- 2 allocated parking spaces and EV charge point
- Popular development with bus links to Gatwick Airport, Horsham and Crawley
- Within a short walk of the beautiful Buchan Park and close to highly regarded schools
- High specification and remainder of new build guarantee

A beautifully presented 3 double bedroom, 3 storey semi detached house, built in 2021 with impressive en suite principal bedroom, 2 allocated parking spaces and south facing garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B











A beautifully presented 3 double bedroom, 3 storey semi detached house, built in 2021 with impressive en suite principal bedroom, 2 allocated parking spaces and south facing garden. The property is situated on this popular development, close to highly regarded schools, major transport links, Horsham town centre and Buchan Park.

The accommodation comprises: entrance hallway with bespoke shoe storage, separate understairs cupboard and sitting/dining room with French doors onto the south facing garden.

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

From the hallway a staircase rises to the first floor with access into the 2nd bedroom with a comprehensive amount of fitted wardrobes, a panelled 3rd bedroom and the family bathroom.

From the landing a door leads to a useful study/dressing area and further stairs rise to the second floor. The vaulted principal bedroom with fine outlook is equipped with fitted wardrobes that lead into eaves storage and en suite shower room.

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

There are 2 allocated side-by-side parking spaces and an EV charge point nearby.

The 33’ x 20’ south facing garden is lawned with paved patio, timber framed shed and side access. NB. Site charge: £332.09 per annum.



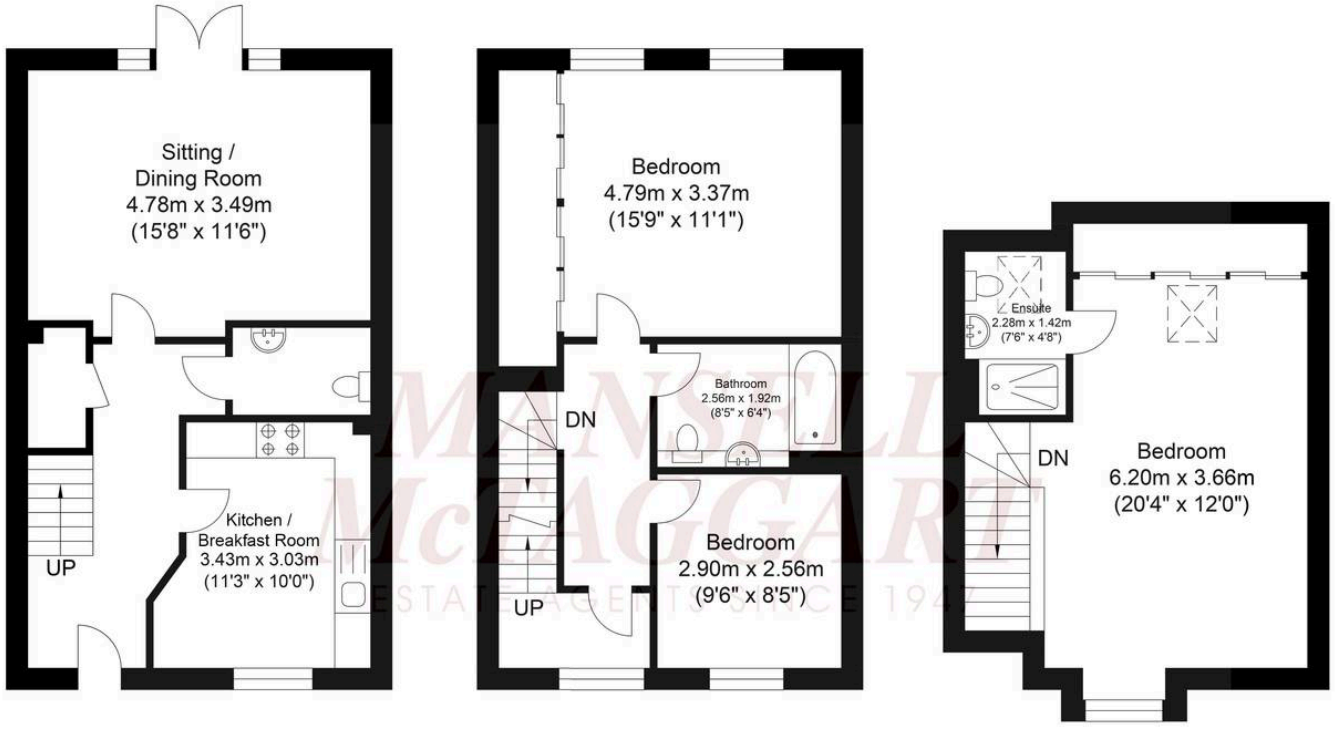






Faygate is a delightful hamlet situated north-east of Horsham, close to its sister village of Colgate. Nestled in the midst of St. Leonards Forest, the parish is an Area of Outstanding Natural Beauty and offers residents local serenity, within easy access of the town facilities of Horsham and Crawley.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

First Floor
Approximate Floor Area
429.04 sq ft
(39.86 sq m)

Second Floor
Approximate Floor Area
311.93 sq ft
(28.98 sq m)

Approximate Gross Internal Area = 108.70 sq m / 1170.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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