

103 Illett Way, Faygate, RH12 0DN

Guide Price £415,000 - £425,000

MANSELL McTAGGART
Trusted since 1947

- 3 double bedrooms
- 3 storey end of terrace house built in 2022
- 2 allocated parking spaces
- Part walled garden
- Fantastic principal bedroom with en suite
- Remainder of 10 year guarantee
- Conveniently located development close to schools, walks, shops and town centre

A beautifully presented and good sized 3 double bedroom, 3 storey end of terrace house, built in 2022 with 2 allocated parking spaces, private garden and impressive principal bedroom with en suite.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

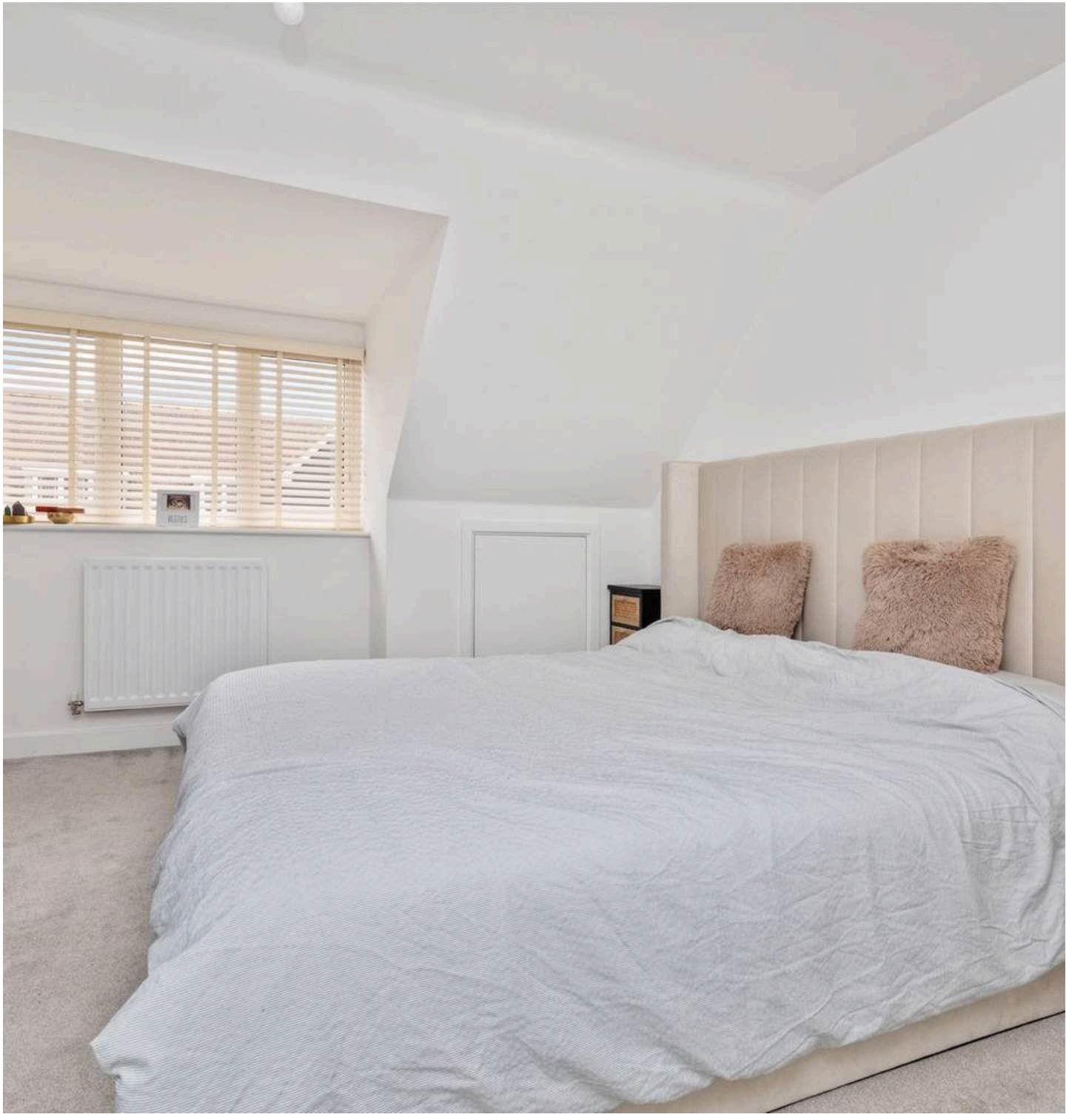
EPC Environmental Impact Rating: B











A beautifully presented and good sized 3 double bedroom, 3 storey end of terrace house, built in 2022 with 2 allocated parking spaces, private garden and impressive principal bedroom with en suite.

The property is situated on a popular and conveniently located development, close to excellent schools, major transport links, Buchan park and Horsham & Crawley.

The accommodation comprises: entrance hallway, cloakroom, sitting/dining room with newly constructed media wall, understairs storage and French doors onto the garden.

The bay fronted kitchen/breakfast room is fitted with an attractive range of units and integrated appliances that include, oven, hob, extractor, dishwasher, washing machine and space for American fridge/freezer.

The stairs rise to the first floor which offers 2 double sized bedrooms, family bathroom and useful study area.

On the second floor there is a superb principal bedroom with dressing area and en suite shower room.

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

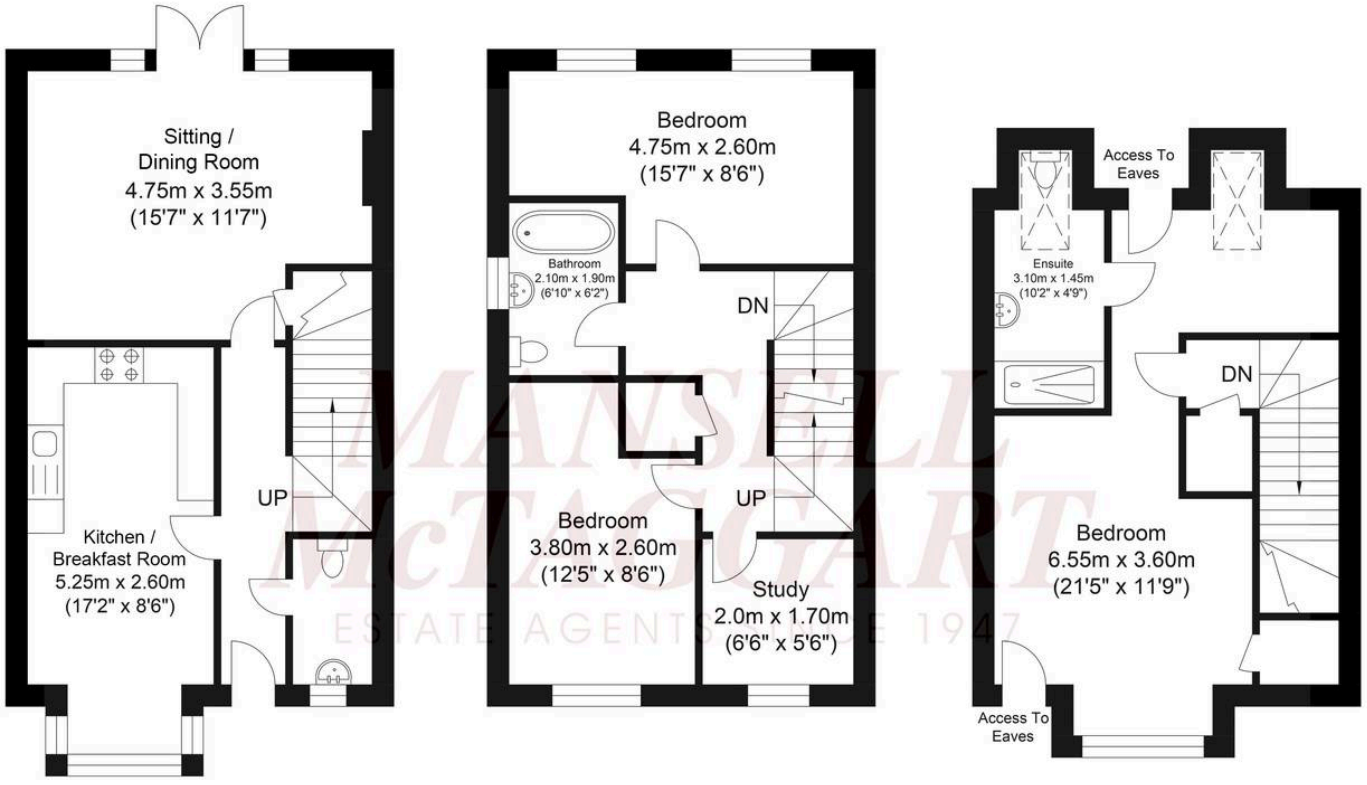
There are 2 allocated parking spaces opposite and ample visitors spaces nearby.

The 30' x 16' part walled garden is lawned with patio, shed and side access.

NB. Site charge £30.19 per month (£362.28 annually)

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
448.53 sq ft
(41.67 sq m)

First Floor
Approximate Floor Area
432.27 sq ft
(40.16 sq m)

Second Floor
Approximate Floor Area
362.42 sq ft
(33.67 sq m)

Approximate Gross Internal Area = 115.50 sq m / 1243.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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