



**Calvert Link  
Faygate, RH12 0AF**

**Offers In Excess Of  
£450,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

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Faygate, RH12 0AF**

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**LOCATION**

This property is situated in the new Kilnwood Vale development, offering easy access to both Horsham and Crawley whilst also boasting immediate access to the A264 for Gatwick and M23/M25 to London. Just over 5 miles from this stunning property is Horsham town, which offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. Also within easy reach is Crawley town centre with its extensive shopping facilities, range of restaurants and varied leisure facilities. Both Horsham and Crawley offer fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast. In addition, there are a number of local amenities including Cottessmore Golf & Country Club with two highly regarded golf courses plus other sports facilities, Cottessmore Prep School and the Holmbush Inn.

**PROPERTY**

Tenure: Freehold

The property comprises of an entrance hallway with door leading to a kitchen and a spacious living room. The kitchen is modern with built in appliances, gas hob with electric oven, extractor fan and floor and wall units. There is a dining

area with double doors leading into the garden and also a double aspect living room with bay window and glass doors to the garden.

On the first floor there is the main bedroom, with built in wardrobes and en-suite shower room, a second double bedroom and a good sized single bedroom. A family bathroom makes up the rest of the accommodation.

Other benefits are modern build throughout, gas central heating, local family parks and double glazing.

**OUTSIDE**

The front garden is laid to grass and has a stone path to the front door and a side entrance to the rear garden. The rear garden is one of the largest in the area with a patio and grass area and also very useful access to the garage. There is allocated parking outside the garage.







**Buses**

1 minute walk



**Shops**

Crawley – 3.2 miles  
Horsham – 5.2 miles



**Trains**

Faygate – 1.7 miles  
Ifield – 2.4 miles



**Airport**

Gatwick  
8.8 miles



**Roads**

M23  
3 miles



**Sport & Leisure**

K2 Leisure – Crawley  
3.4 miles  
Cottesmore Gold & Country Club  
3.5 miles



**Rental Income**

£1,850 pcm



**Schools**

Kilnwood Vale Primary  
Bohunt  
Millais  
The Forest School



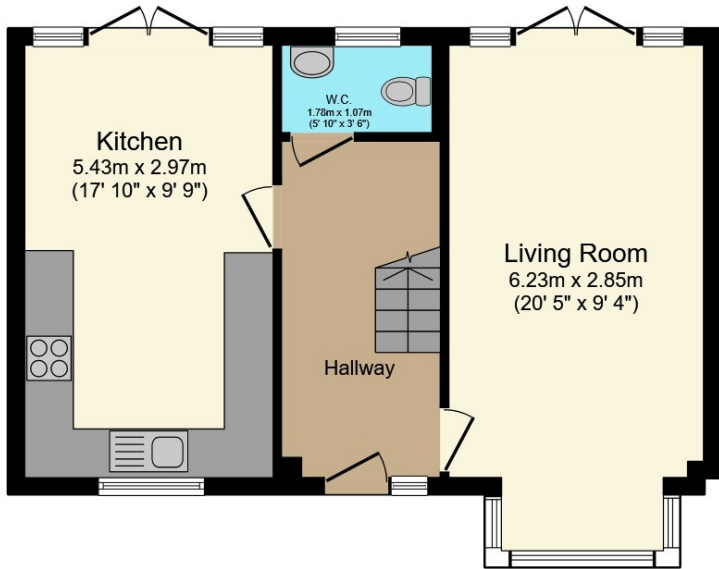
**Broadband**

Up to 500 Mbps

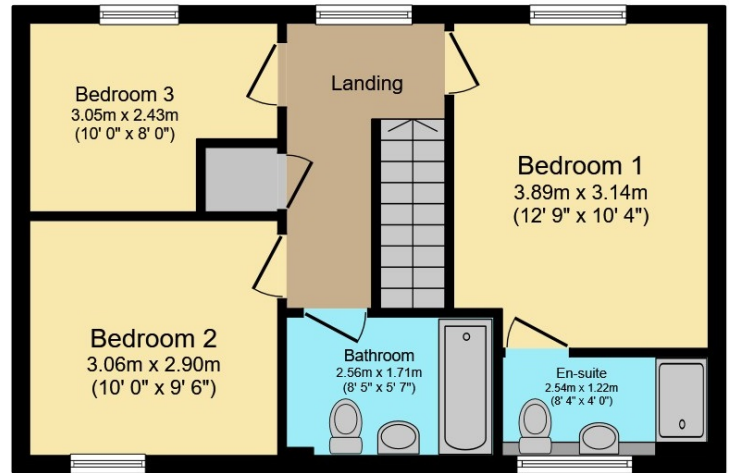


**Council Tax**

Band E

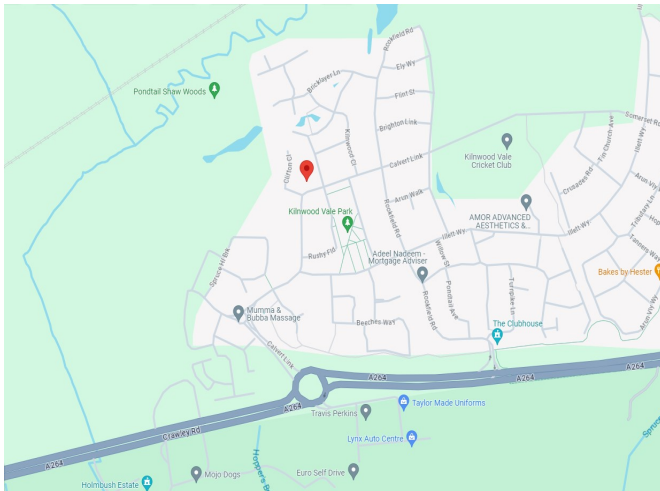


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**978 sq ft / 91 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>	81	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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