



**Arun Valley Way  
Faygate, RH12 0BE**

**£650,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

## LOCATION

This property is situated in the new Kilwood 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 Cottesmore Golf & Country Club with two highly regarded golf courses plus other sports facilities, Cottesmore Prep School and the Holmbush Inn.

## PROPERTY

Tenure: Freehold

We are delighted to present this immaculate, detached property that is currently listed for sale. This remarkable home is perfectly tailored to suit the needs of a family, with its unique features and favourable location.

Upon entering the property, you are greeted by a welcoming entrance hall, which leads to a spacious reception room. This lounge boasts a bay window, offering plenty of natural light, creating a light and airy atmosphere. There is ample space for family gatherings or to simply relax and unwind after a long day. The property also features a downstairs WC for convenience. The property showcases a stylish, open-plan kitchen/diner. Bathed in natural light, this generous room is equipped with modern appliances, plenty of work surface for meal preparations, and ample storage. The room also has access to a utility room, offering additional convenience. The dining space is perfect for family meals or entertaining guests. From here, you can access

the garden, which further extends the property's living space. The property is laid out over three floors and comprises of four bedrooms. The main bedroom is located on the first floor and offers an en-suite bathroom. This room is a spacious double, flooded with natural light and provides enough space for a dressing area. Also on the first floor, you'll find another double bedroom, which is equally spacious and filled with natural light. The second floor hosts two large double bedrooms, all offering ample space for comfort. The property boasts three bathrooms. The first-floor bathroom features a bath with shower and a window, while the second-floor bathroom offers a modern shower cubicle. The master bedroom benefits from an en-suite with a shower cubicle and a window.

## OUTSIDE

Outside, the property impresses with its driveway parking leading up to the attached garage. The garage has a door leading to the garden, which can also be accessed via a side gate. The rear garden is beautifully laid to lawn with patio areas for seating. There is also a cabin in the garden currently used as an outside bar area, perfect for those summer gatherings.

The property is ideally located with public transport links and schools nearby, making it a convenient location for families. In your free time, you can enjoy the nearby parks, perfect for family outings or leisurely walks.

In conclusion, this property is a haven of tranquility and modern living. Its unique features, such as its layout over three floors, combined with its convenient location, make it an ideal home for a family. We strongly recommend arranging a viewing to truly appreciate what this property has to offer.







**Buses**

6 minute walk



**Shops**

Crawley – 3.3 miles  
Horsham – 5.4 miles



**Trains**

Faygate – 2.3 miles  
Ifield – 3.4 miles



**Airport**

Gatwick  
7.6 miles



**Roads**

M23  
2.7 miles



**Sport & Leisure**

K2 Leisure – Crawley  
3.4 miles  
Cottesmore Golf & Country Club  
3.8 miles



**Rental Income**

£tbc



**Schools**

Kilnwood Vale Primary  
Bohunt  
The Forest School  
Millais



**Broadband**

Up to 500 Mbps

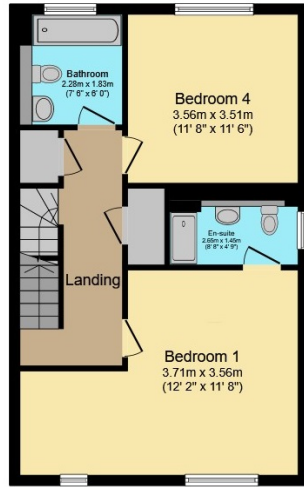


**Council Tax**

Band G



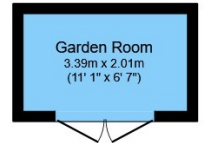
Ground Floor



First Floor

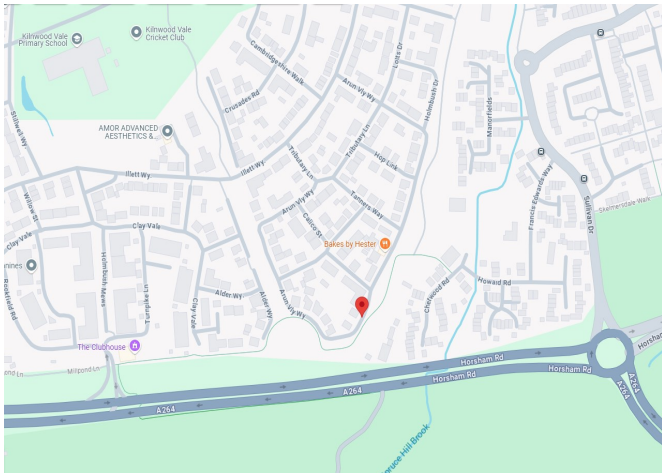


Second Floor



Outbuilding

Map Location



Total Approximate Floor Area  
**2,019 sq ft / 188 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>86</b>	
(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)



01403 272022

**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.

[brocktaylor.co.uk](http://brocktaylor.co.uk)

2-6 East Street, Horsham, West Sussex, RH12 1HL

