



**Illett Way,  
Faygate, RH12 0BL**

**Guide Price  
£389,000**

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

## Illett Way, Faygate, RH12 0BL



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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 Cottesmore Golf & Country Club with two highly regarded golf courses plus other sports facilities, Cottesmore Prep School and the Holmbush Inn.

### PROPERTY

Tenure: Freehold

Located in a sought-after area, this modern, immaculate end of terrace property is now available for sale. It is ideal for families and couples alike and offers a comfortable and stylish living space. Upon entering, you are greeted by a spacious entrance hall, with the stairs cleverly positioned away from the living area. The property boasts a large reception room, providing access to a well-maintained garden, perfect for entertaining or relaxing. The lounge/diner is filled with natural light, creating a bright and inviting atmosphere. The property features a modern kitchen with all the necessary appliances, making meal preparation a breeze. The kitchen is stylishly designed, adding a touch of elegance to the home while the downstairs WC enhances the overall

appeal and functionality of the home. There are two double bedrooms, both generously sized. The first bedroom benefits from built-in wardrobes and ample natural light with an en suite bathroom housing a convenient shower cubicle. The second bedroom is also spacious, offering plenty of room for relaxation and flexibility for furniture placement. In addition to the en suite, there is a second modern bathroom boasting a bath with a shower and a window, providing a bright and airy space. Situated near schools and in a modern neighbourhood, this property offers the perfect blend of convenience and comfort. Don't miss this opportunity to own a stunning home in a desirable location.

### OUTSIDE

The large path to the front of the property keeps it set back from the road and leads to the front door. The landscaped rear garden is accessed from the property and via a side gate and is well appointed with a patio, artificial lawn and a stunning decked area to the rear. This low maintenance space is the perfect area to enjoy alfresco dining in the sunshine. Another convenient bonus the house offers is the use of a garage and driveway parking in front of the garage door.

### ADDITIONAL INFORMATION

Estate Charge: £21 per month

**AGENTS NOTE:** We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.







**Buses**

10 minute walk



**Shops**

Crawley – 3.3 miles  
Horsham – 5.4 miles



**Trains**

Faygate – 1.8 miles  
Ifield – 2 miles



**Airport**

Gatwick  
7 miles



**Roads**

M23  
2.7 miles



**Sport & Leisure**

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



**Rental Income**

£1,400 pcm  
Rental Yield – 4.3%



**Schools**

Kilnwood Vale Primary  
Millais  
The Forest School  
Bohunt



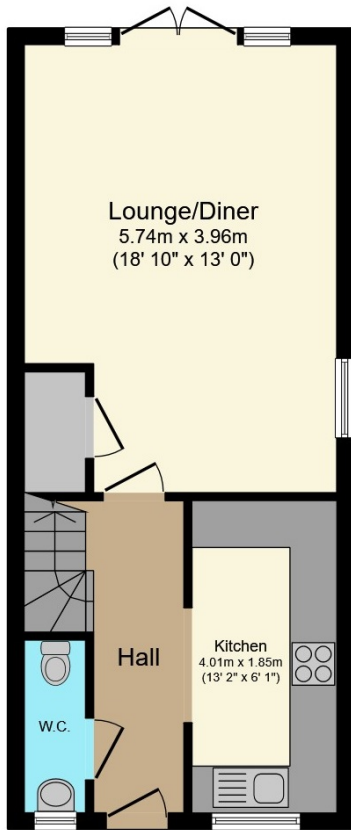
**Broadband**

Up to 1130 Mbps

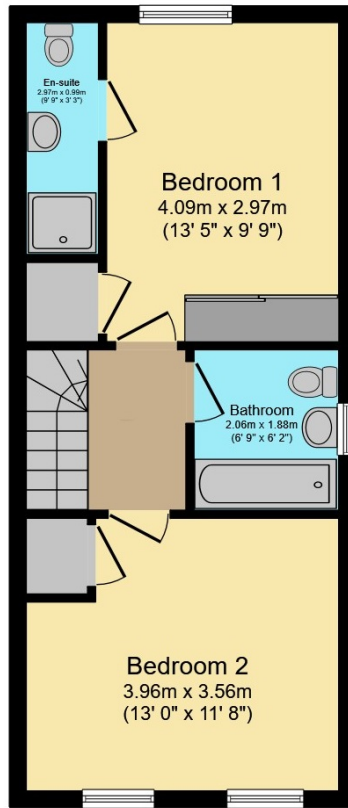


**Council Tax**

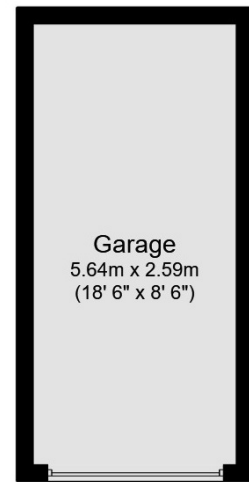
Band D



**Ground Floor**

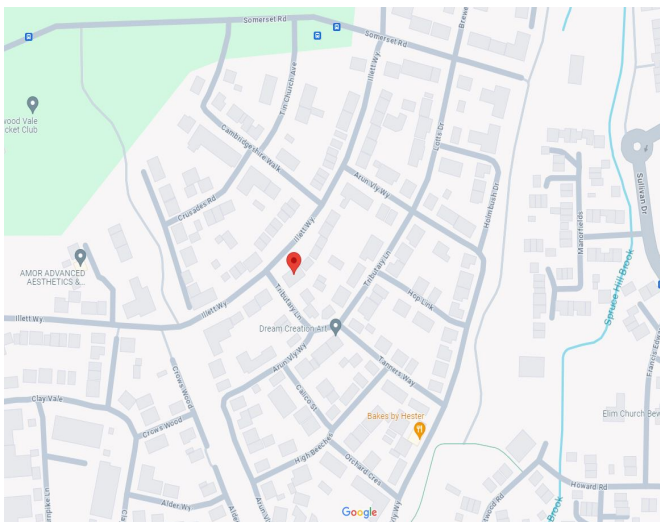


**First Floor**



**Garage**

**Map Location**



**Total Approximate Floor Area**  
**1,006 sq ft / 93 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		96
(81-91)	<b>B</b>	84	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



**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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