



**Calvert Link
Faygate, RH12 0AF**

£475,000

**01403 272022
brocktaylor.co.uk**

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

Calvert Link, Faygate, RH12 0AF



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

For sale is an immaculate end of terrace property presenting an excellent opportunity for families and couples alike. This remarkable property exhibits a perfect blend of modernity and comfort, with an array of desirable features that make it a perfect home.

On entering this splendid property, you are greeted by a welcoming hallway, complete with a convenient downstairs WC. The property boasts a generous reception room with a garden view. This light, triple aspect space provides access to the garden, creating a harmonious blend of indoor and outdoor living. The house offers a large, bright kitchen/diner bathed in natural light. This space is not just a kitchen, but a hub of the home with ample dining space. The kitchen boasts plenty of work surface and ample storage, complemented by built-in appliances. The kitchen's design ensures easy access to the garden, perfect for al fresco dining or entertaining

guests. Upstairs, the property features three double bedrooms, each exuding a sense of spaciousness and tranquillity. The main bedroom comes with an en-suite bathroom and built-in wardrobes, providing plenty of storage without compromising the room's spacious feel. Each bedroom has been designed to allow ample natural light, enhancing the inviting ambiance. The property features two modern bathrooms; a main bathroom with a bath and shower combination and a window for natural light, and a spacious en-suite bathroom with a walk-in shower. The bathrooms have been designed with an emphasis on comfort and convenience.

OUTSIDE

Parking is situated at the rear of the property along with the garage, accessed via the side of the house. The rear garden is private and easy to maintain with a patio area perfect for garden furniture. A side gate leads out to the parking area, creating a smooth transition between the property and its surroundings. The location offers the convenience of public transport links and nearby schools, making it an ideal choice for families and working professionals. This property is not just a house; it's a home with a warm and welcoming feel, designed meticulously for a modern lifestyle.

ADDITIONAL INFORMATION

Estate Charge: Approx £25 per month payable to Kilwood Vale Management Company

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

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 Golf & Country Club
3.5 miles



Rental Income

£1,850 pcm



Schools

Kilnwood Vale Primary
Bohunt
Millais
The Forest School



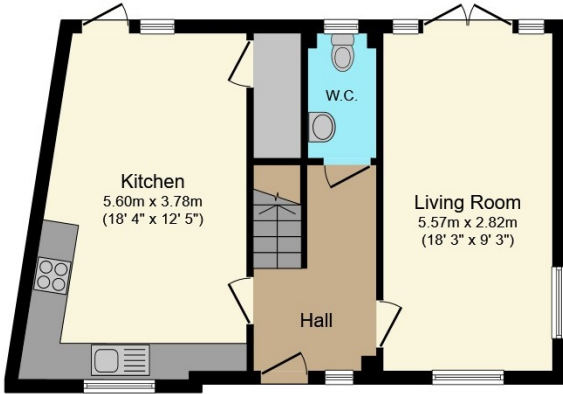
Broadband

Up to 500 Mbps

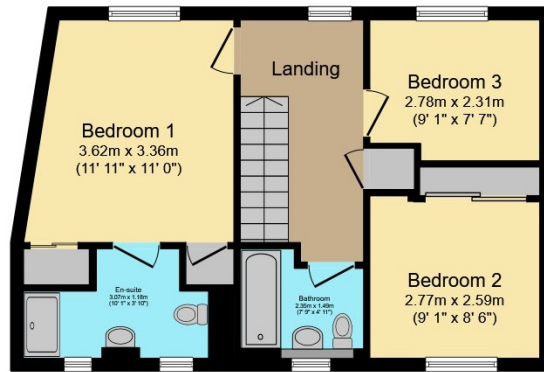


Council Tax

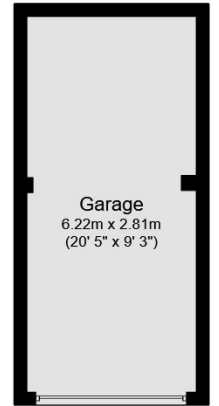
Band D



Ground Floor

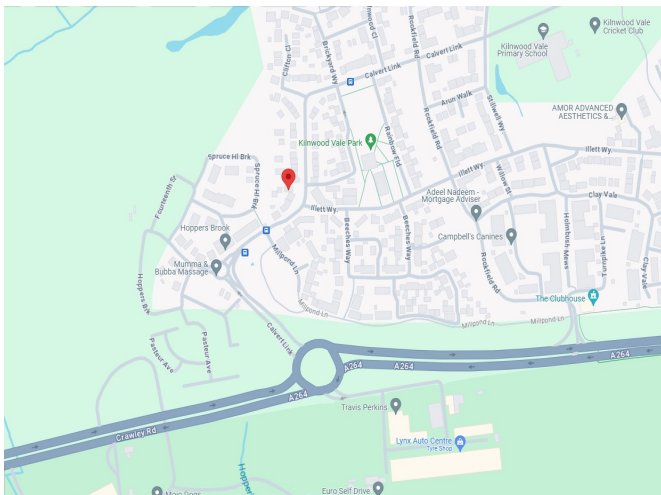


First Floor



Garage

Map Location



Total Approximate Floor Area
1,203 sq ft / 112 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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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