



**Lodge House
Faygate, RH12 0AQ**

**Asking Price Of
£275,000**

**01403 272022
brocktaylor.co.uk**

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

Lodge House, Faygate, RH12 0AQ



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LOCATION

Kilwood Vale is a highly sought after development, conveniently positioned for easy access to both Horsham and Crawley town centres, with their extensive shopping facilities, including John Lewis at Horsham and County Mall in Crawley. The towns also offer a wealth of pubs, bars and restaurants, with an Everyman Cinema in Horsham and Vue Cinema in Crawley to choose between, as well as The Capitol Theatre Horsham and The Hawth in Crawley. Both Horsham and Crawley stations offer a direct service to London Victoria, with Three Bridges also providing a direct service to Brighton too. The M23/A23 is also within a short drive from the apartment allowing swift access to Gatwick Airport, London and the South Coast.

ACCOMMODATION

This top floor apartment offers spacious accommodation arranged around a spacious hallway, that creates an inviting light and airy apartment offered in very good decorative order. The living room is spacious with a large double glazed window overlooking the adjacent nature reserve. This full room extends to over 22'5/6.82m and leads open-plan into a well-equipped contemporary fitted kitchen, with extensive work surfaces, integrated fridge/freezer, oven, hob, washer/dryer & a dishwasher. There are two bedrooms, with the main bedroom offering an en suite shower room, and fitted mirror fronted wardrobes. The second bedroom boasts an attractive corner feature window that overlooks the nature reserve and floods light into this room, making it an ideal study/office too.

In addition, there is a family bathroom, fitted with a modern white suite with mainly tiled walls.

OUTSIDE

The property is set adjacent to an attractive nature reserve with a large open area, with an expanse of grass and mature trees and shrubs. This area is ideal for a stroll, keeping fit or just to sit outside and relax. In addition, there is an area of parking for the residents' with a covered Car Port and additional allocated parking.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from 1 January 2013

Service Charge: £194.98 per month

Service Charge Review Period: Annually

Ground Rent: £125 bi annually

Ground Rent Review Period: Annually

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 miles
Horsham – 4.8 miles



Trains

Faygate – 1.4 miles
Ifield – 2.4 miles



Airport

Gatwick
6.8 miles



Roads

M23
2.4 miles



Sport & Leisure

K2 Leisure Centre
2.8 miles
Cottesmore Hotel Golf &
Country Club
3.4 miles



Rental Income

£1,300 pcm
Rental Yield – 5.7%



Schools

Kilnwood Vale Primary
Holy Trinity Secondary



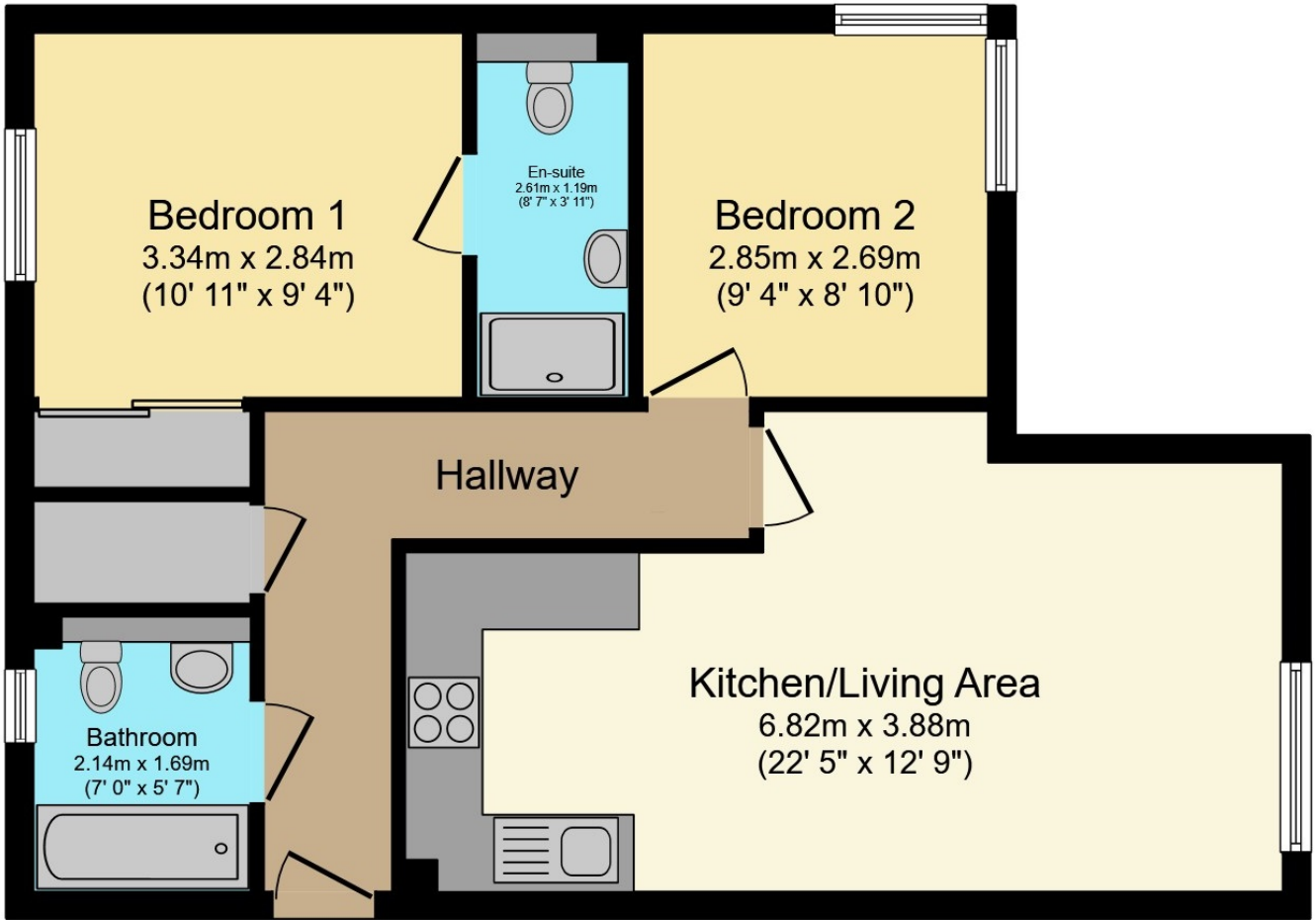
Broadband

Up to 500 Mbps

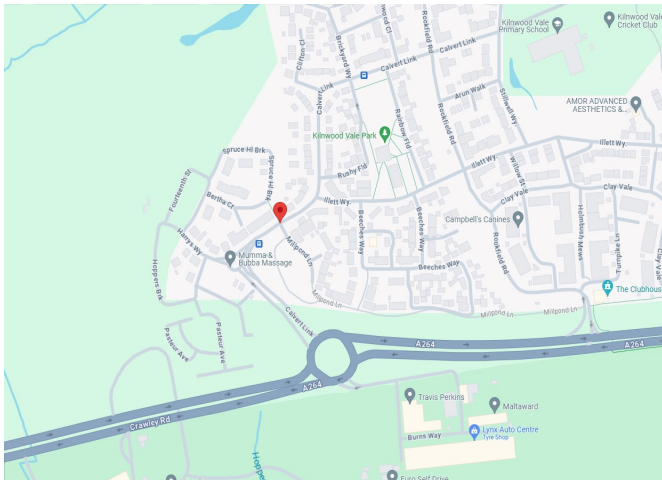


Council Tax

Band C



Map Location



Total Approximate Floor Area
616 sq ft / 57 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(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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