



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

**Guide Price  
£450,000 - £465,000**

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

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

## Arun Valley Way, Faygate, RH12 0BE



1



3



3

### LOCATION

This superb 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

Presenting an immaculate semi-detached house for sale, ideally suited for families and offering a host of modern features throughout. This exquisite property boasts a spacious entrance hall, which sets the tone for the rest of the well-proportioned spaces within the house. The property is beautifully decorated throughout, lending it a warm and inviting atmosphere. The house comprises one generously sized reception room with a garden view and direct access to the garden. This space can serve as a living room where families can gather and spend quality time. It is bathed in natural light and provides an open and airy setting that is perfect for relaxation. The kitchen is fitted with modern appliances and features ample work surfaces and plenty of

storage. Complete with a dining area, the kitchen is ideal for both everyday family meals and entertaining guests. With its double aspect, the kitchen is a bright and welcoming space where cooking becomes a delight. The property benefits from three double bedrooms, each radiating a sense of spaciousness. The main bedroom offers an en-suite bathroom and is a haven of tranquillity. Bedroom 2 and bedroom 3 are also double rooms, filled with natural light, providing a serene space for rest. There are two bathrooms in the property. The main bathroom features a bath with a shower, perfect for a relaxing soak after a long day, while the en-suite bathroom in the main bedroom has a shower cubicle, both complemented by a window for additional ventilation. Finally, the property also benefits from a convenient downstairs WC.

### OUTSIDE

Outside, the property is equally impressive. To the front, there are views out to greenery, and a driveway to the side of the property provides parking for multiple cars, leading up to the garage. The garden has been tastefully modernised by the owners, with raised plant borders and stylish fencing. The well-maintained garden offers an expanse of lawn and a patio area, perfect for garden furniture and outdoor entertainment. A side gate allows access to the rear garden, and a door from the garden also provides access into the garage.

In conclusion, this semi-detached house is an immaculate, beautifully decorated home that would be ideal for a family looking for a spacious and modern living environment. The property's unique features and well-thought-out design make it a compelling opportunity that should not be missed.





**Buses**

5 minute walk



**Shops**

Crawley – 3.3 miles  
Horsham – 5.3 miles



**Trains**

Faygate – 2.2 miles  
Ifield – 3.3 miles



**Airport**

Gatwick  
7.5 miles



**Roads**

M23  
2.7 miles



**Sport & Leisure**

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



**Rental Income**

£1,900 pcm



**Schools**

Kilnwood Vale Primary  
Bohunt  
The Forest School  
Millais



**Fibre Broadband**

Up to 1130 Mbps

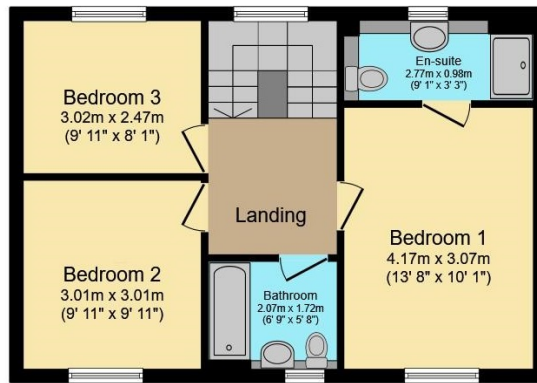


**Council Tax**

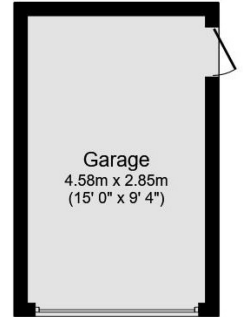
Band D



Ground Floor

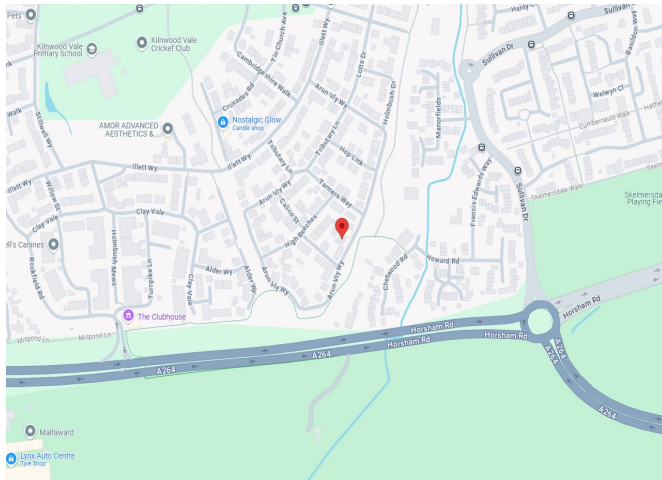


First Floor



Garage

Map Location



Total Approximate Floor Area  
**1,114 sq ft / 103 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	85	
(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

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

