



Illett Way, Faygate, RH12 0BL



Located in a sought-after area, this modern, immaculate end of terrace property 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 rent a stunning home in a desirable location.

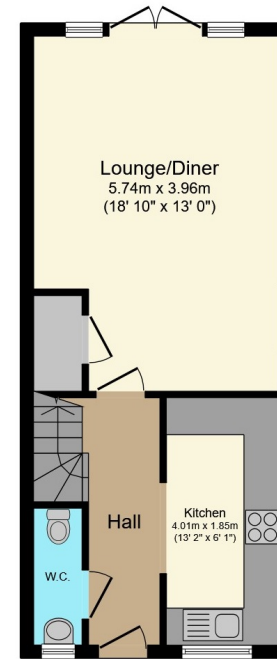
The large path to the front of the property keeps it set back from the road and leads to the front door. The landscaped rear garden is accessed from the property and via a side gate and is well appointed with a patio, artificial lawn and a stunning decked area to the rear. This low maintenance space 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.



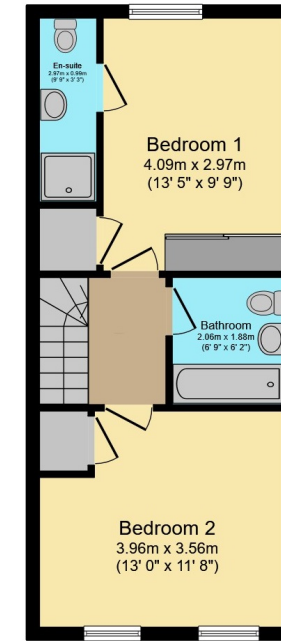
Total Approximate Floor Area
1,006 sq ft / 93 sq m

Viewing arrangements by
appointment through :

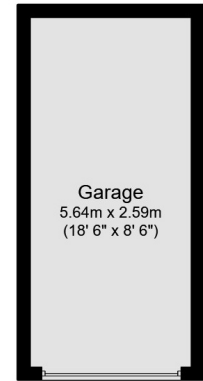
Brock Taylor
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Ground Floor

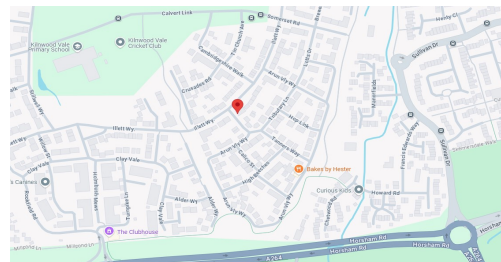


First Floor



Garage

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-25)	G		
Not energy efficient - higher running costs			
England & Wales		84	
			EU Directive 2002/91/EC

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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- Buses**
10 minute walk
- Shops**
Crawley – 3.3 miles
Horsham – 5.4 miles
- Trains**
Faygate
1.8 miles
- Sport & Leisure**
K2 – Crawley
3.3 miles
- Airport**
Gatwick
7 miles
- Schools**
Kilnwood Vale Primary
Bohunt
- Broadband**
Up to 1130 Mbps
- Roads**
M23
2.7 miles
- Council Tax**
Band D