



**Illett Way
Faygate, RH12 0AJ**

**Guide Price
£500,000 to £525,000**

**01403 272022
brocktaylor.co.uk**

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

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Faygate, RH12 0AJ**



LOCATION

Kilwood Vale is a popular development, set midway between Horsham and Crawley that affords excellent access to J11 of the M23, with a regular bus ferrying passengers from the development to Gatwick, making it ideal for air-crew and additional workers based there at the Airport. The development is also within a short drive of the recently-opened Bohunt Horsham School, with good access to both Ifield & Faygate stations, that offer train services to London & Brighton (via Three Bridges). The property is also within a short drive of both Crawley & Horsham town centres, with their wide selection of shops, bars restaurants and numerous leisure facilities, including gyms, cinemas and The Capitol & Hawth Theatres.

THE ACCOMMODATION

Tenure: Freehold

This detached house offers good-sized accommodation, arranged across 3 floors, with the ground floor featuring an entrance hall, with cloakroom, that leads to a spacious living room, with French doors to the garden. In addition, there is a separate fitted kitchen, with a good range of integrated appliances and space for a dining table. The first floor offers three bedrooms, two of which are double rooms, with fitted

wardrobes, and a modern white family bathroom. The top floor features a master bedroom suite that includes a large double bedroom, with an additional dressing area and an en suite shower room. The house also has the remainder of the original builder's guarantee, double glazing and gas central heating.

GARDENS AND PARKING

To the front of the house there is an area of lawn, with stocked flower bed, with an adjacent double width driveway that provides parking for multiple vehicles. This leads to a garage, with up & over door, power and lighting. To the rear there is an enclosed garden, with a paved patio that leads to an area of lawn, enclosed by fencing, that is South facing.

ADDITIONAL INFORMATION

Estate Charge: 300.01 per annum

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

5 minute walk



Shops

Crawley – 3.1 miles
Horsham – 5.1 miles



Trains

Faygate – 1.9 miles
Ifield – 3 miles



Airport

Gatwick
7.3 miles



Roads

M23
2.9 miles



Sport & Leisure

K2 Leisure – Crawley
3.2 miles
Cottesmore Golf & Country Club
3.7 miles



Rental Income

£2,000 pcm



Schools

Kilnwood Vale Primary
Bohunt



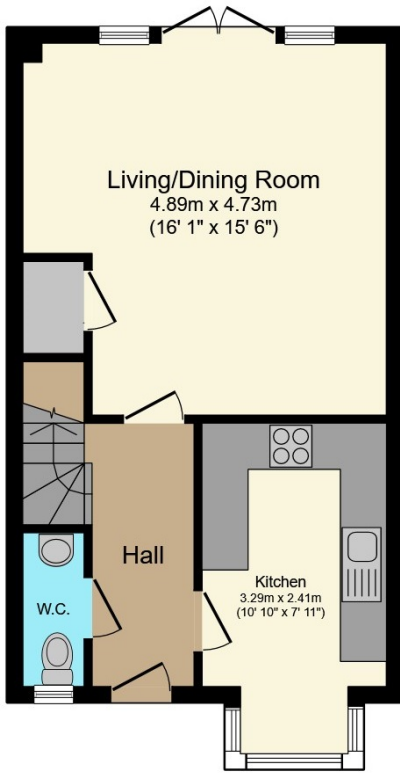
Fibre Broadband

Up to 910 Mbps

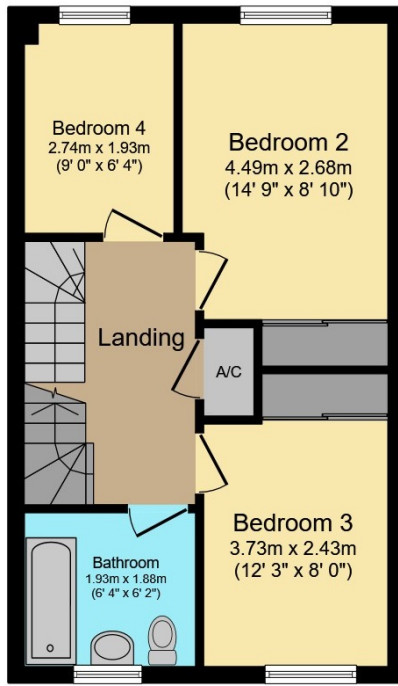


Council Tax

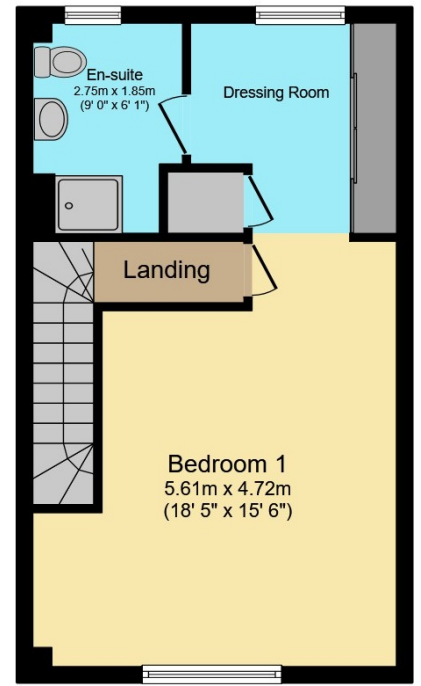
Band D



Ground Floor

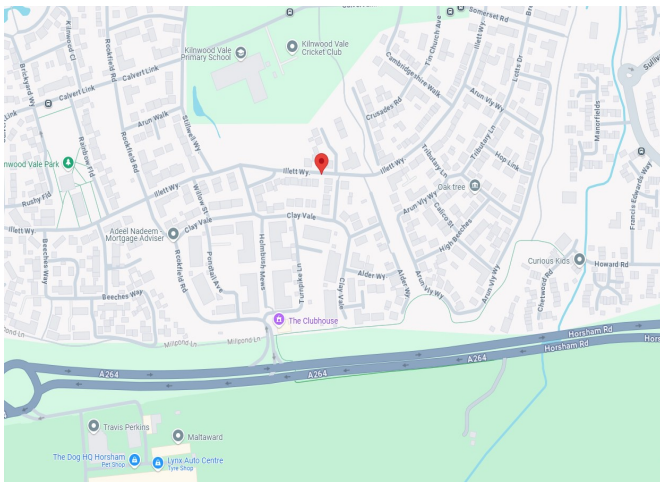


First Floor



Second Floor

Map Location



Total Approximate Floor Area
1,288 sq ft / 119.7 sq m

EPC Rating

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 110 |
| (92+) | A | | |
| (81-91) | B | 84 | |
| (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



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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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2-6 East Street, Horsham, West Sussex, RH12 1HL

