



**Brickyard Way  
Faygate, RH12 0AE**

**£950,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**



## LOCATION

Situated in the sought-after village of Faygate, this impressive family home enjoys a peaceful setting with excellent access to nearby amenities. Faygate is perfectly positioned between Horsham and Crawley, offering the best of both town and country living. Faygate train station provides direct links to London and the South Coast, ideal for commuters. The area is well-served by excellent local schools, both primary and secondary, making it a superb choice for families. For daily essentials, Horsham town centre is just a short drive away, boasting a wide range of shops, supermarkets, leisure facilities, and restaurants. Beautiful countryside walks and parks are also within easy reach, along with easy access to the M23 and Gatwick Airport.

## PROPERTY

Tenure: Freehold

Finished to a high standard throughout, this substantial seven-bedroom detached home extends to over 2,700 sq ft, offering generous and flexible living space ideal for modern family life. Upon entering, a spacious hallway welcomes you, leading to a bright living room, formal dining room, home office, and a modern kitchen with separate utility area. The ground floor also benefits from a cloakroom/WC and a versatile car port currently used as a gym space. The first floor provides five well-proportioned bedrooms, two of which enjoy en-suite shower rooms, along with a contemporary family bathroom. The second floor offers two further large bedrooms, with plumbing already in place for an additional en-suite, perfect for guests or older children seeking privacy.

This property combines space, practicality, and high-quality finishes, making it a fantastic home for growing families, those working from home, or anyone needing ample accommodation.

## OUTSIDE & PARKING

Externally, the property enjoys a landscaped rear garden, with sheltered area for year round enjoyment, thoughtfully designed for low-maintenance and ideal for entertaining or family time. The garden provides a peaceful retreat with well-maintained lawns, patio areas, and established borders.

To the right of the property, there is a double garage providing secure storage or additional parking, alongside off-street driveway and carport providing parking for multiple vehicles. The car port area offers further covered parking or can continue to be used as a home gym or workspace.

The property sits on a generous plot, offering excellent kerb appeal and practical space for modern living.

## ADDITIONAL INFORMATION

Estate Charge: £28 per month

## 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

2 minute walk



### Shops

Crawley – 3 miles  
Horsham – 5 miles



### Trains

Faygate – 1.7 miles  
Ifield – 3 miles



### Airport

Gatwick  
7.5 miles



### Roads

M23  
2.7 miles



### Sport & Leisure

K2 Crawley  
3.3 miles  
Cottesmore Golf & Country Club  
3.5 miles



### Rental Income

£bc pcm



### Schools

Kilnwood Vale Primary  
Holy Trinity Secondary  
Cottesmore School



### Broadband

Up to 1600 Mbps

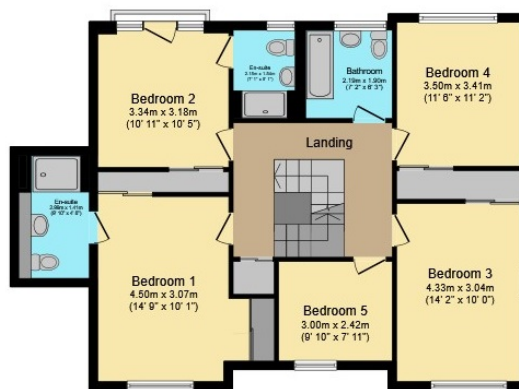


### Council Tax

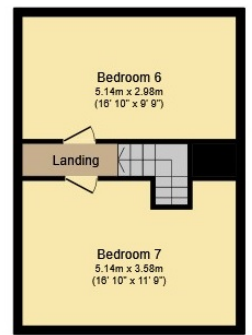
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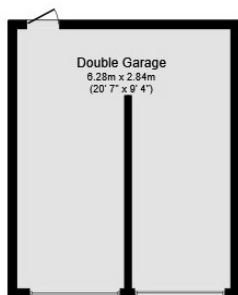
Ground Floor



First Floor

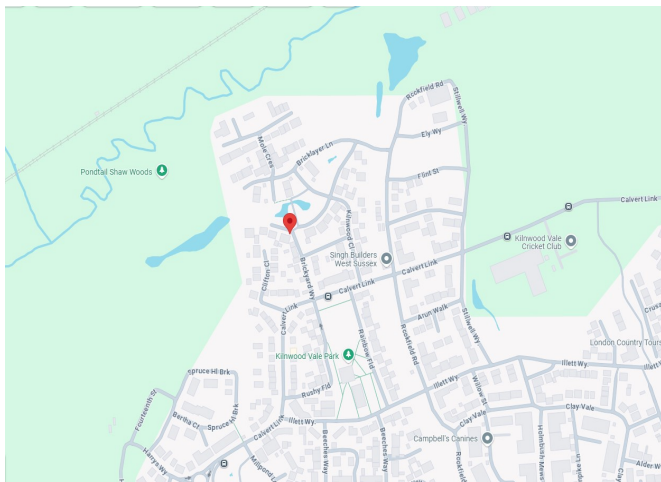


Second Floor



Garage

#### Map Location



Total Approximate Floor Area  
**2,725 sq ft / 253 sq m**

#### EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	93	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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