



**Pasteur Avenue  
Faygate, RH12 0DU**

**Offers In Excess Of  
£475,000**

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

## Pasteur Avenue, Faygate, RH12 0DU

 1  3  2

### LOCATION

Situated in the sought-after village of Faygate, West Sussex, this property enjoys a peaceful residential setting with convenient access to local amenities. Ideal for families, the area is served by well-regarded schools such as Kilnwood Vale Primary School and other reputable institutions in nearby Crawley and Horsham. Faygate benefits from excellent transport links, with Faygate train station just moments away, offering direct routes to London and the South Coast. Residents can also easily access both Horsham and Crawley town centres, each offering a wide variety of shops, restaurants, and leisure facilities.

### PROPERTY

Tenure: Freehold

This beautifully presented three-bedroom home offers generous living space, ideal for families or those seeking a comfortable and stylish lifestyle. The property features three well-proportioned double bedrooms, providing ample space for relaxation and storage. The heart of the home is the spacious newly fitted kitchen/diner, fully equipped with modern appliances and plenty of room for family meals or entertaining guests. A large, bright living room offers a welcoming space for everyday living. Downstairs, a convenient WC adds practicality to the layout. The home is well maintained throughout, with a neutral décor that allows buyers to personalise with ease. With

a great balance of space and comfort, this property ticks all the boxes for modern family living.

### OUTSIDE & PARKING

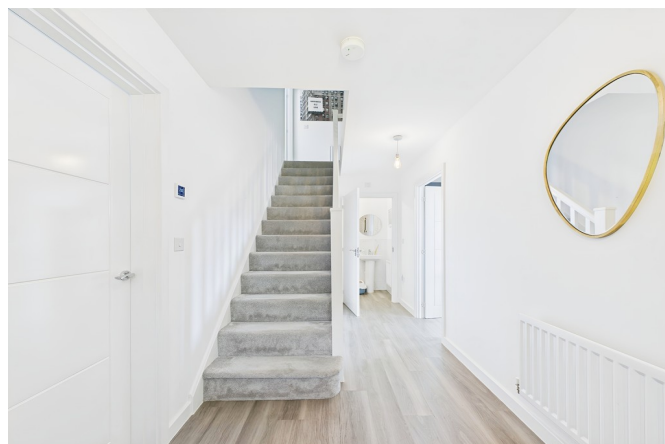
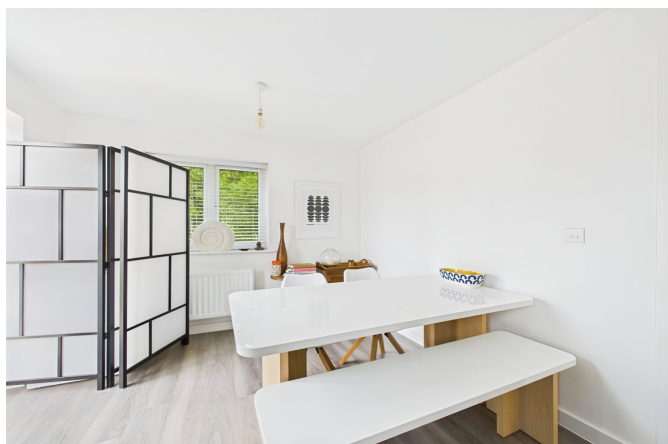
To the rear, the property boasts a private garden with rear access, perfect for outdoor dining, children's play, or simply enjoying the sunshine. There is also the exciting potential to extend the garden to the side, offering further outdoor possibilities. Two allocated parking spaces ensures convenience for residents, there are also visitors parking and electric charging points and the overall setting is both peaceful and well-connected, making this a truly desirable home.

### ADDITIONAL INFORMATION

Estate Charge: £350 per annum (grounds maintenance)

### 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 miles  
Horsham – 4.8 miles



#### Trains

Faygate – 1.4 miles  
Ifield – 2.3 miles



#### Airport

Gatwick  
9.9 miles



#### Roads

M23  
2.5 miles



#### Sport & Leisure

K2 Leisure Centre  
3.1 miles



#### Rental Income

£2,000 pcm



#### Schools

Kilnwood Vale Primary  
Holy Trinity Secondary



#### Fibre Broadband

Up to 910 Mbps

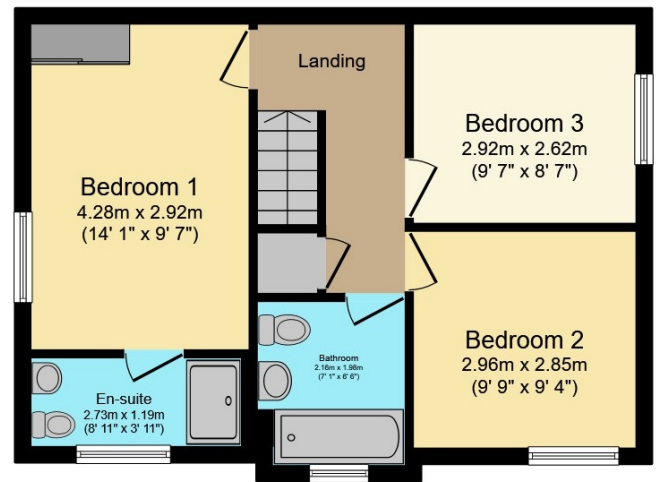


#### Council Tax

Band E

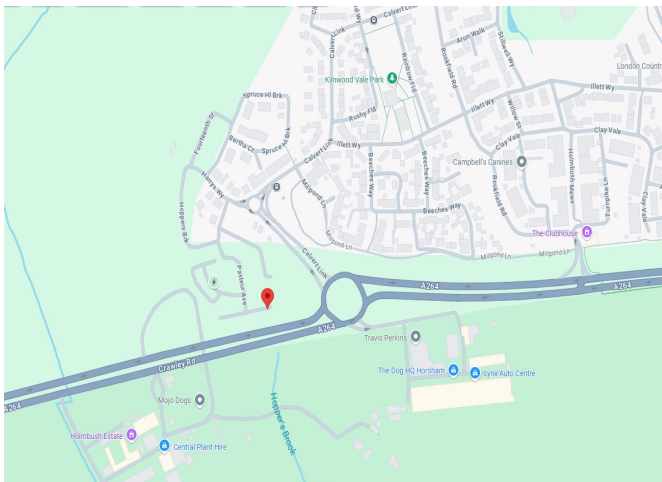


Ground Floor



First Floor

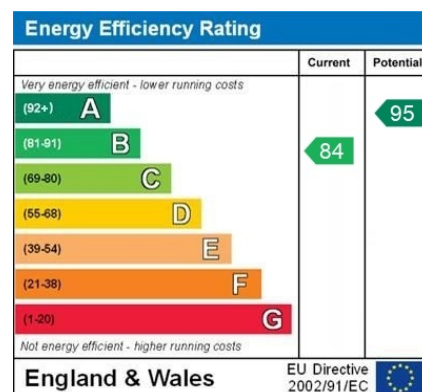
## Map Location



## Total Approximate Floor Area

972 sq ft / 90 sq m

## EPC Rating



Viewing arrangements by appointment through Brock Taylor

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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

