



**Durrants Drive
Faygate, RH12 4GB**

£365,000

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

Durrants Drive, Faygate, RH12 4GB



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LOCATION

Durrants Village is a luxury, lifestyle development in the heart of the Sussex countryside of high quality apartments and cottages, set in 30 acres of landscaped grounds exclusively for the over 55s. The hamlet of Faygate is located within a green belt area to the east of the pretty market town of Horsham. A stone's throw from the apartment is Faygate train station allowing local residents easy access to Portsmouth and London. In recent years the Horsham district has been consistently named in the top 10 places to live in the UK. It has rural surroundings, historic buildings and an abundance of shopping and leisure facilities. Horsham is easily accessed by road, as junction 11 of the M23 motorway is a short drive from Durrants Village, making the popular resorts of the south coast and London easy to reach by car. Durrants Village residents benefit from a free taxi service to Horsham and back. Brighton is a comfortable drive away and Gatwick and Heathrow airports are also within easy reach. The onsite team take care of the management of the Village and provide a range of services including maintenance, gardening, laundry and cleaning, to give residents all the independence and freedom of living in their own home with the added security of knowing that someone is around.

FACILITIES

The apartment is set at the heart of the Durrants Village within Durrants House, which is a perfect place to meet up, drink or dine. The facilities include a swimming pool and gym, restaurant, bar, library room, snooker room, craft and hobbies room. There is a large reception which leads onto a beautiful lounge area and there is also a visitors guest suite upstairs. The summer house and decking area overlooking the lake is a popular place to relax and meet up. Residents can also walk in the acres of woodlands and peaceful meadows which are surrounded by open countryside.

PROPERTY

A stunning and beautifully presented two double bedroom top floor apartment with access to all floors via a lift and stairs. Finished to a high specification, this wonderful apartment is ready for you to move in and enjoy. As you enter, you will notice the large inner hallway with a number of large storage cupboards, ideal space to hang up

your coats and store all of your shoes, and doors leading on to all other rooms. The kitchen is open plan to the main living area with a large window which flood this space with natural light and has plenty of room for all your furniture. The contemporary kitchen is fitted with both floor and wall mounted storage as well as built in kitchen appliances such as a fridge freezer, dishwasher and eye level oven to help with convenience. The bathroom has been tastefully chosen with high quality white sanitary ware and chrome taps with wall mounted chrome towel radiator and tiling over the bath. Both bedrooms are doubles, the second bedroom is perfect as a guest room or study if needed and also features built in wardrobe space. The master bedroom is also fitted with large built-in wardrobes and an en-suite with a large walk-in shower.

OUTSIDE

The gardens and lawns are regularly maintained and the whole village is kept very neat and tidy. There is a security gate at the entrance which is locked every night but with access via a key fob or gate code. There is a corner shop next to the front gate and you can also find residents parking.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from & including 1 February 2012

Service Charge: £9,610 per annum (currently)

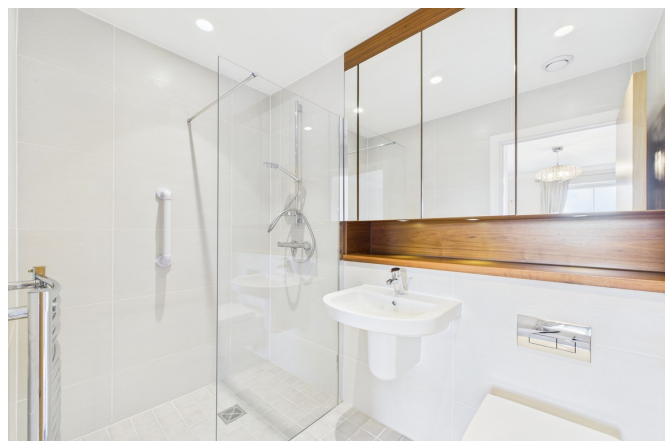
Service Charge Review Period: Annually

Ground Rent: £330 per annum

Ground Rent Review Period: Every 5 years

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

3 minute walk



Shops

By front gate



Trains

Faygate – 5 minute walk
Horsham – 4.1 miles



Airport

Gatwick
8.3 miles



Roads

M23
3.5 miles



Sport & Leisure

Durrants Village



Rental Income

£tbc pcm



Schools

n/a



Broadband

Up to 4 Mbps



Council Tax

Band C



Map Location



Total Approximate Floor Area

783 sq ft / 73 sq m

EPC Rating

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

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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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