



**Illett Way  
Faygate, RH12 0BL**

**Guide Price  
£360,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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



# Illett Way, Faygate, RH12 0BL



## LOCATION

This property is situated in the new Kilnwood Vale development, offering easy access to both Horsham and Crawley whilst also boasting immediate access to the A264 for Gatwick and M23/M25 to London. Just over 5 miles from this stunning property is Horsham town, which offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. Also within easy reach is Crawley town centre with its extensive shopping facilities, range of restaurants and varied leisure facilities. Both Horsham and Crawley offer fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast. In addition, there are a number of local amenities including Cottessmore Golf & Country Club with two highly regarded Golf Courses plus other sports facilities, Cottessmore Prep School and the Holmbush Inn.

## PROPERTY

Tenure: Freehold

The front door opens into a convenient entrance hall that provides access to the downstairs WC and provides the perfect space to remove coats and shoes before entering the living space. The living space itself is accessed through another door from the entrance hall. As you enter you are met with an immediate sense of space as this open plan room offers an abundance of flexibility for how to place your furniture. With space for large sofas and a dining table and an open kitchen the living space is an exceptional social and entertaining area. The kitchen is fitted with a range of floor and wall mounted stylish grey matte units and built in appliances including a gas hob. The space is finished with a double aspect which floods the room with natural light, this included double doors out to the rear garden. The staircase ascends up to the first floor from the living space and provides a large storage cupboard underneath. The first floor landing offers access to all rooms on this floor including two generous double bedrooms, one of which boasts large fitted wardrobes, while the other bedroom provides a spacious recess providing additional space for storage or other furniture.

Completing the living accommodation is the unique family bathroom. The bathroom is a very generous size and offers you a white suite with a bath tub and an additional walk in shower cubicle all while still providing ample space and a modern finish. The property has been maintained and presented beautifully by the current owner and allows for someone to be able to move straight in.

## OUTSIDE

To the front of the property a pathway leads up to the front door which is boarded by two small front gardens with shrubs lining the area. To the side of the property is the entrance through to the parking where you will find an allocated space with additional visitors spaces, from here a gate also allows access into the rear garden. The rear garden itself is one of the larger gardens on the development offering a fantastic outside space. At the back of the garden is a generous decked area with a pergola over head which creates an attractive seating area, perfect for entertaining. This area also provides power. A pathway runs along one side of the garden from the patio down to the side gate and the rest of the garden is laid to lawn. The patio surrounding the rear of the property also gifts an additional space which is perfect for more furniture to be placed.

## ADDITIONAL INFORMATION

Estate/Maintenance Charge: £26.12 per month

## AGENTS NOTE

We 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.







**Buses**

10 minute walk



**Shops**

Crawley – 3.3 miles  
Horsham – 5.4 miles



**Trains**

Faygate – 1.8 miles  
Ifield – 2 miles



**Airport**

Gatwick  
7 miles



**Roads**

M23  
2.7 miles



**Sport & Leisure**

K2 Leisure – Crawley  
3.3 miles  
Cottesmore Gold & Country Club  
3.8 miles



**Rental Income**

£1,450 pcm  
Rental Yield – 4.7%



**Schools**

Kilnwood Vale Primary  
Holy Trinity Secondary



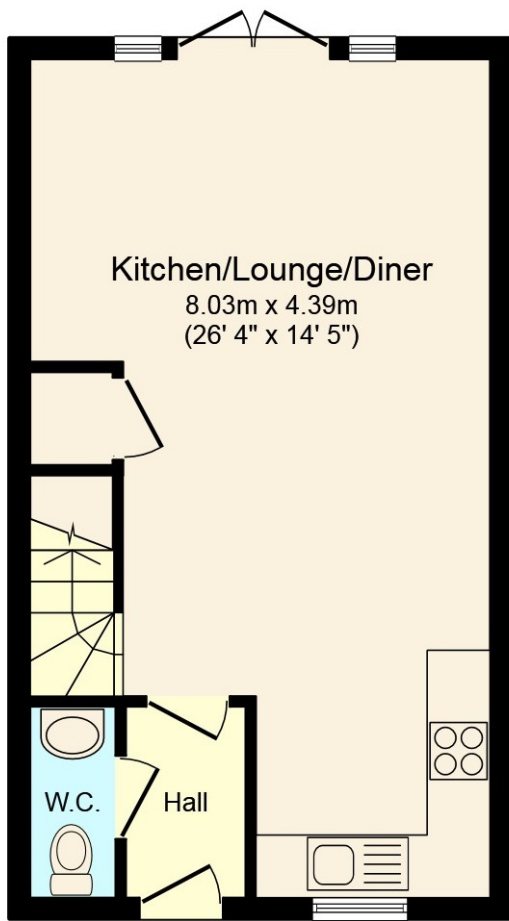
**Broadband**

Up to 500 Mbps

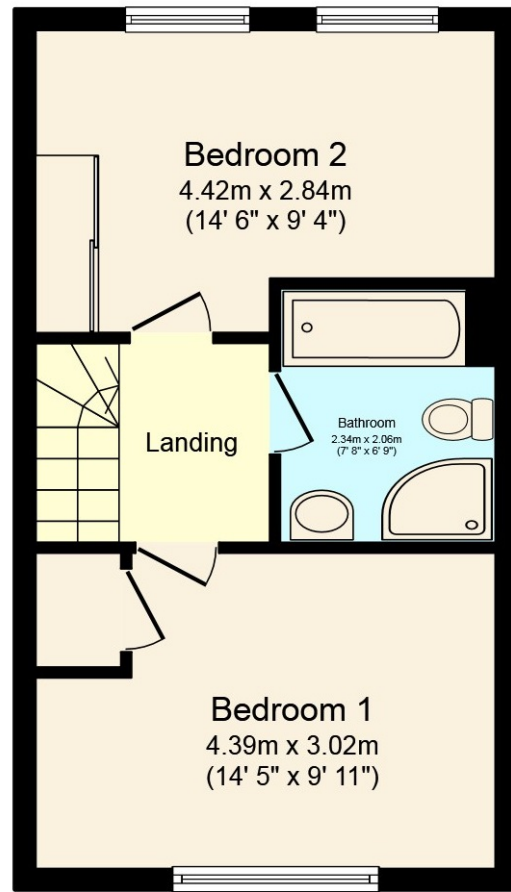


**Council Tax**

Band D

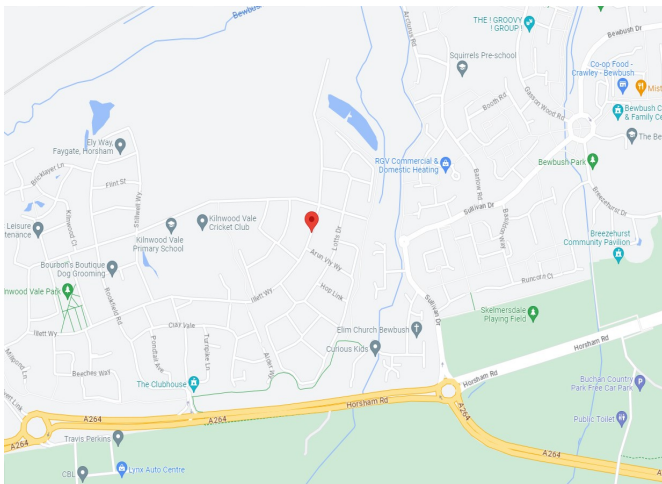


**Ground Floor**



**First Floor**

**Map Location**



**Total Approximate Floor Area**

**759 sq ft / 71 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		97
(81-91)	<b>B</b>	84	
(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**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



**01403 272022**

**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.

**brocktaylor.co.uk**

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

