



28 Tributary Lane, Faygate, RH12 0BQ

Guide Price £430,000 - £450,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- 3 storey semi detached house
- Built in 2019 by Taylor Wimpey
- Superb principal suite
- 2 allocated parking spaces
- Part walled south east facing garden
- Remainder of new build guarantee
- Vendor suited with complete chain
- Popular development close to transport links, schools, walks and Horsham

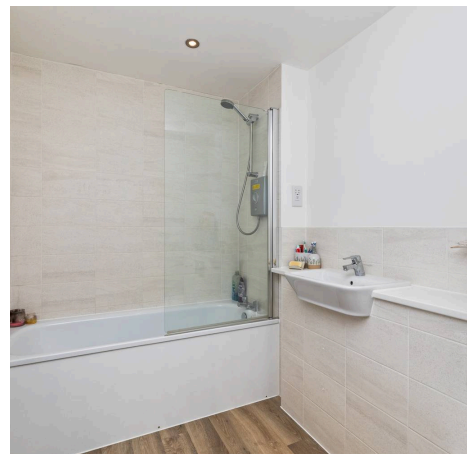
A beautifully presented 3 double bedroom, 3 storey semi detached house, built in 2019 by Taylor Wimpey with impressive principal bedroom suite, remainder of new build guarantee, private south east facing garden and 2 allocated parking spaces.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





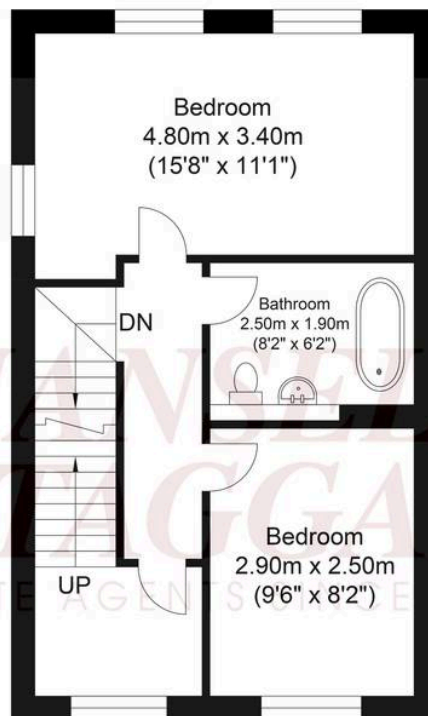
GUIDE PRICE: £430,000 - £450,000. A beautifully presented 3 double bedroom, 3 storey semi detached house, built in 2019 by Taylor Wimpey with impressive principal bedroom suite, remainder of new build guarantee, private south east facing garden and 2 allocated parking spaces. The property is situated on this ever so popular development, close to excellent schools, major transport links, country walks and Horsham. The accommodation comprises: entrance hallway with storage, cloakroom, sitting room with French doors onto the garden and kitchen/breakfast room fitted with an attractive range of units and integrated appliances that include fridge/freezer, washing machine, dishwasher, oven, extractor and gas hob. On the first floor there are 2 double sized bedrooms, family bathroom and useful study area. On the second floor there is a decadent principal bedroom with bespoke fitted wardrobes and dressing table and en suite shower room. Benefits include Amtico flooring, double glazed windows, gas fired central heating to radiators (combination boiler located in the kitchen), remainder of 10 year new build guarantee and fibre-optic broadband. The 36' x 16' part walled south east facing garden offer an excellent degree of privacy and is lawned with paved patio, timber framed shed and a gate that leads onto 2 allocated parking spaces.

Faygate is a delightful hamlet situated north-east of Horsham, close to its sister village of Colgate. Nestled in the midst of St. Leonards Forest, the parish is an Area of Outstanding Natural Beauty and offers residents local serenity, within easy access of the town facilities of Horsham and Crawley. Nearby, New House Farm Shop offers delicious indoor and alfresco dining, locally sourced produce and seasonal pick-your-own fields. The neighbouring Cottesmore Hotel Golf & Country Club offers a retreat for health and beauty, sports and fitness. Families have a newly built local nursery and primary school located in Kilnwood Vale development close by. The village store is available for your everyday needs, and food and beverage catering vans also visit weekly. Faygate train station connects to London and Portsmouth, and Horsham train station is within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens.

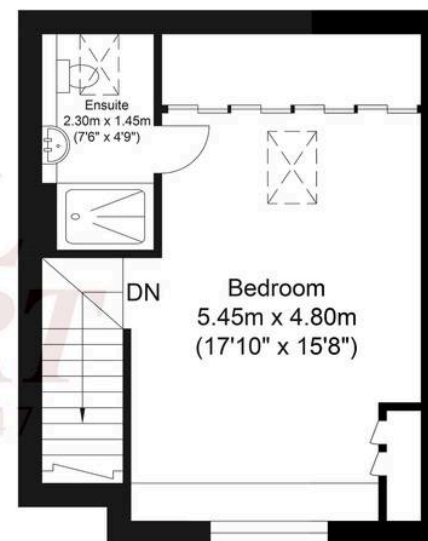




Ground Floor
Approximate Floor Area
433.35 sq ft
(40.26 sq m)



First Floor
Approximate Floor Area
433.35 sq ft
(40.26 sq m)



Second Floor
Approximate Floor Area
312.69 sq ft
(29.05 sq m)



Approximate Gross Internal Area = 109.57 sq m / 1179.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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