



**8 Brighton Link, Faygate, RH12 0DH**

Guide Price **£350,000 – £365,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 2 double sized bedrooms
- Well presented mid terraced house
- Built in 2021 by Crest Nicholson Homes
- 2 en suites
- 2 allocated parking spaces
- South facing garden
- Remainder of new build guarantee
- High specification with many upgrades
- Vendor suited
- Close to schools, walks, shops and transport links

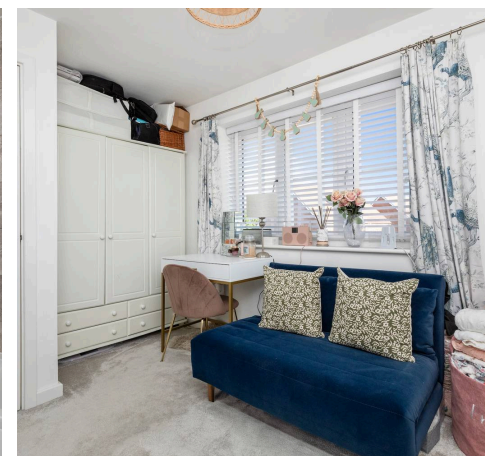
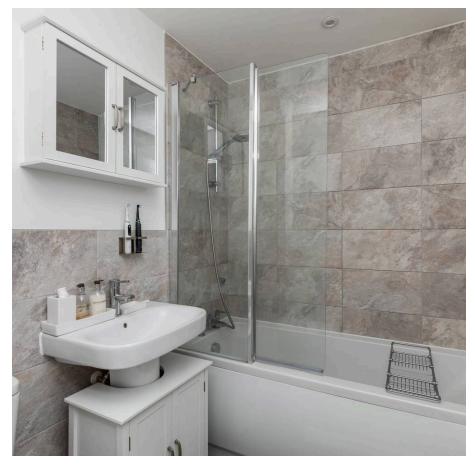
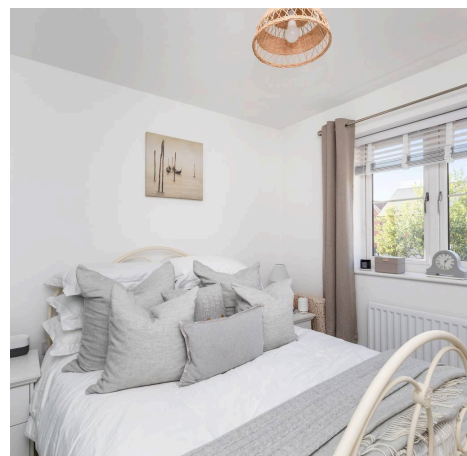
A beautifully presented and well located 2 double bedroom mid terraced house, built in 2021 by Crest Nicholson Homes with 2 en suites, private south facing garden and 2 allocated parking spaces.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







GUIDE PRICE: £350,000 – £365,000. A beautifully presented and well located 2 double bedroom mid terraced house, built in 2021 by Crest Nicholson Homes with 2 en suites, private south facing garden and 2 allocated parking spaces. The property is situated on this ever so popular development, close to excellent schools, major transport links, shopping facilities and country walks. The accommodation comprises: entrance hallway with under stairs storage, cloakroom, sitting/dining room with access onto the garden and kitchen/breakfast room fitted with an attractive range of units, integrated appliances and Quartz work surfaces. Upstairs there is a principal bedroom with fitted wardrobes and en suite shower room. The double sized guest bedroom is also equipped with storage and en suite bathroom. Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the kitchen), fibre-optic broadband, Amtico flooring, upgraded carpeting and remainder of 10 year new build guarantee. There are 2 allocated parking spaces to the front of the property. The 32' x 13' south facing rear garden is lawned with paved patio, timber framed shed and rear access.

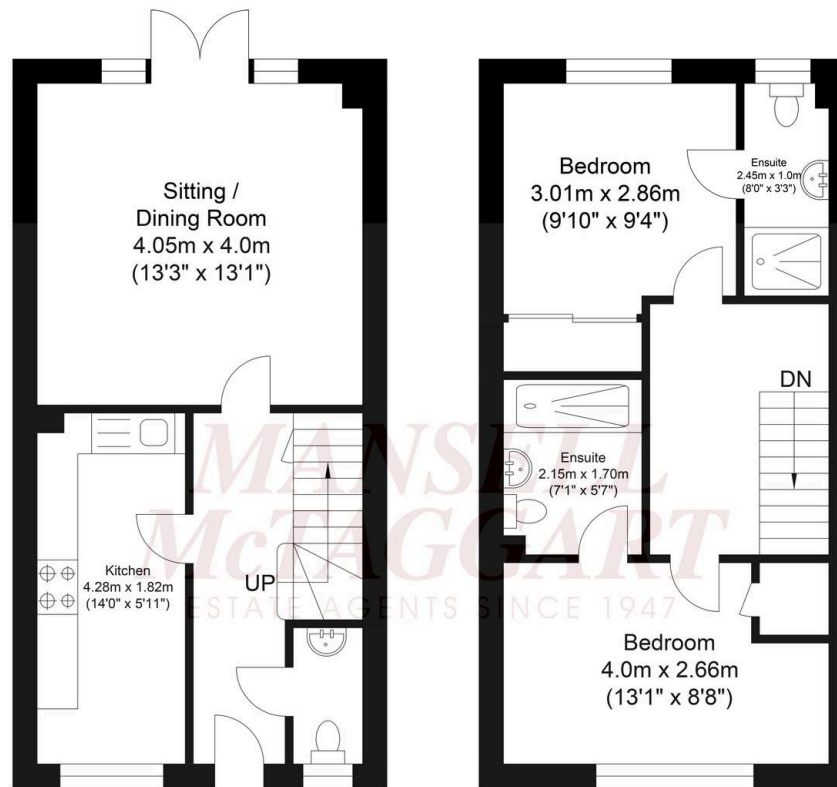
NB. site charge: £335.59 per annum



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  
314.30 sq ft  
(29.20 sq m)

First Floor  
Approximate Floor Area  
314.30 sq ft  
(29.20 sq m)

Approximate Gross Internal Area = 58.40 sq m / 628.61 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

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