



7 Harrys Way, Faygate, RH12 0DT

Guide Price **£410,000 – £425,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- Immaculately presented 3 storey semi detached house
- Built in 2022 by Crest Nicholson Homes
- 2 allocated parking spaces
- Principal bedroom with en suite and fine outlook over millpond
- Remainder of NHBC guarantee
- No onward chain
- South facing garden
- Popular development close to schools, walks, transport links and Horsham

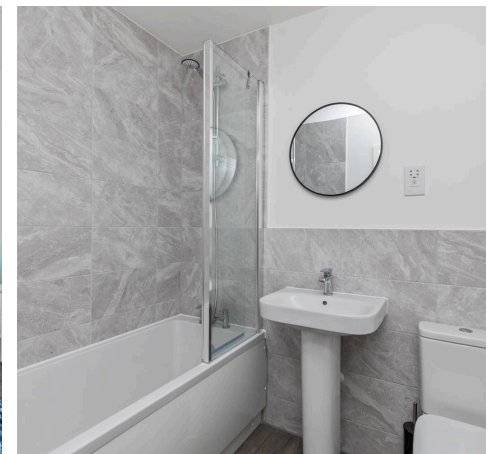
A beautifully presented 3 bedroom, 3 storey mid terraced house, built in 2022 by Crest Nicholson Homes with master suite, south facing garden, 2 allocated parking spaces and no onward chain.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A beautifully presented 3 bedroom, 3 storey mid terraced house, built in 2022 by Crest Nicholson Homes with master suite, south facing garden, 2 allocated parking spaces and no onward chain.

The property is situated on a popular and conveniently located development, close to excellent schools, major transport links (railway, road and bus service), country walks and Horsham town centre.

The accommodation comprises: entrance hallway with bespoke pantry, cloakroom and sitting/dining room with French doors onto the south facing garden. The kitchen is fitted with an attractive range of units, integrated appliances and stone work surface.

On the first floor there are 2 well proportioned bedrooms, family bathroom and study area.

The second floor offers a fantastic principal bedroom with fine outlook over the mill pond, recessed and fitted storage and en suite shower room.

Benefits include double glazed windows, fibre-optic broadband, remainder of NHBC guarantee, gas fired central heating to radiators (boiler located in the kitchen) and hard wearing Amtico flooring.

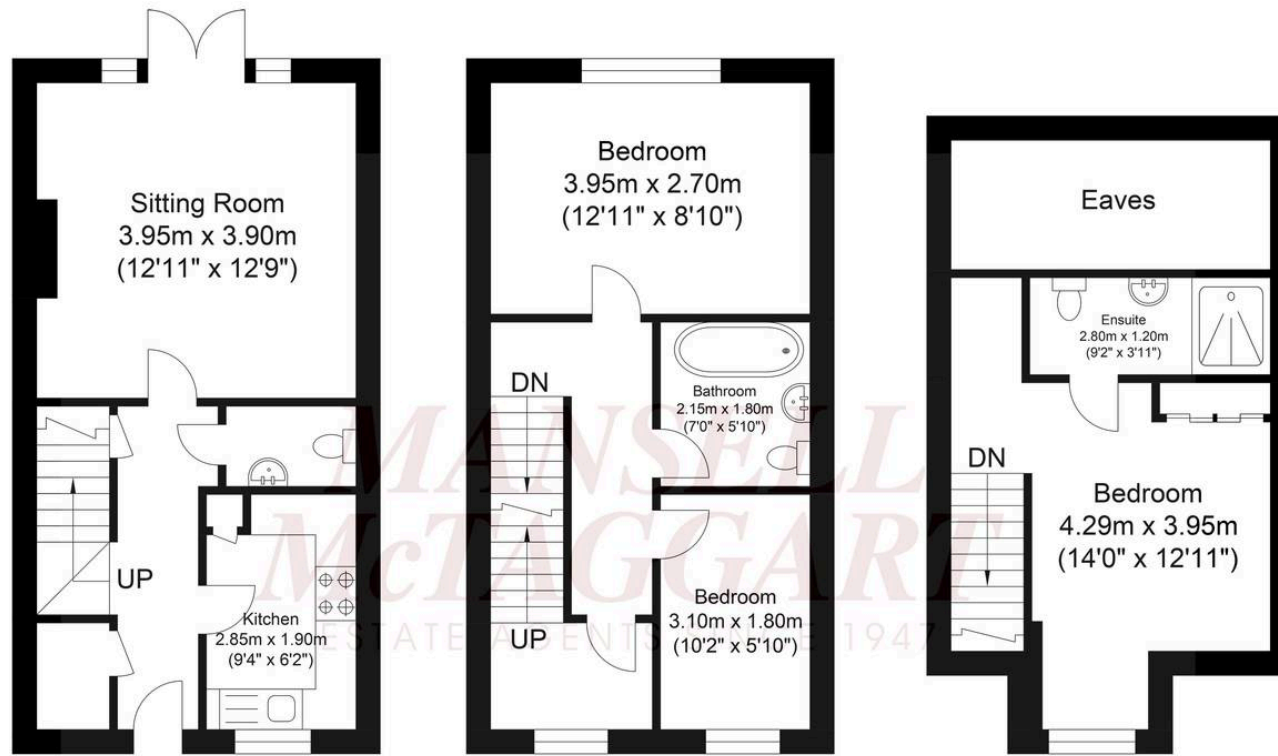
The 36' x 16' south facing garden is lawned with paved patio, timber framed shed and rear access which leads to 2 allocated parking spaces.

There are stunning walks nearby in Buchan Country Park and in and around the development.

Site charge: £394.40 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
340.13 sq ft
(31.60 sq m)

First Floor
Approximate Floor Area
340.13 sq ft
(31.60 sq m)

Second Floor
Approximate Floor Area
211.51 sq ft
(19.65 sq m)

Approximate Gross Internal Area = 82.85 sq m / 891.79 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a