



33 Arun Valley Way, Faygate, RH12 0BE

Guide Price **£650,000 – £675,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 double sized bedrooms
- 2 reception rooms which includes a stunning garden/family room
- Beautifully presented 3 storey detached house built in 2019
- 3 bath/shower rooms and ample storage throughout
- Turn key with no onward chain
- Landscaped garden which is ideal for entertaining
- High specification and efficient home with remainder of new build guarantee
- Driveway for 2 vehicles and garage with power
- Opposite the walking/running track with access into Buchan Park
- Popular and conveniently located for schools, transport links and Horsham town centre

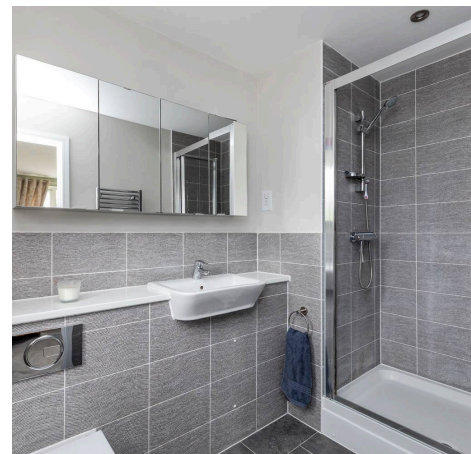
A superbly presented and high specification 4 double bedroom, 2 reception room, 3 storey detached house, built in 2019 by Taylor Wimpey with 3 bath/shower rooms, newly constructed garden room, driveway for 2 vehicles, garage with power, private garden and no onward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



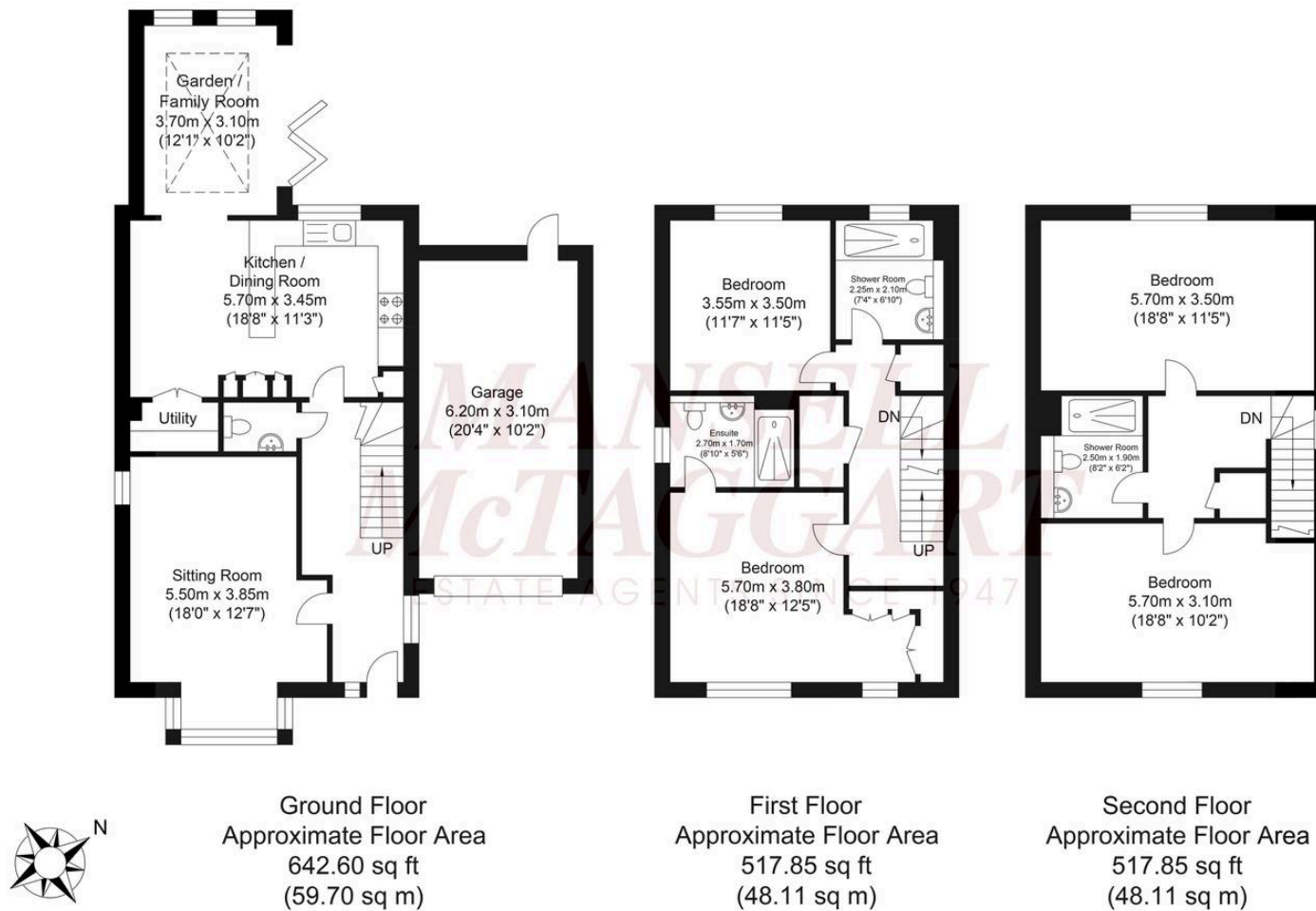


A superbly presented and high specification 4 double bedroom, 2 reception room, 3 storey detached house, built in 2019 by Taylor Wimpey with 3 bath/shower rooms, newly constructed garden room, driveway for 2 vehicles, garage with power, private garden and no onward chain. The accommodation comprises: entrance hallway, cloakroom, bay fronted sitting room and kitchen/dining room fitted with an attractive range of Paula Rosa units, integrated appliances, stone work surfaces, breakfast bar and useful utility area with plumbing for washing machine and ample storage. An impressive garden/family room with bi-folding doors provides access onto the entertaining area. On the first floor there is a storage cupboard for those winter coats and shoes and separate airing cupboard housing the water cylinder. A superb principal bedroom with pleasant outlook is equipped with dressing area, fitted wardrobes and en suite shower room. There is an additional guest bedroom and family bathroom with newly replaced Aqualisa shower which completes this floor. On the second floor there are 2 great sized double bedrooms, linen cupboard and shower room. In our view this set-up would be ideal for teenagers or those that require office space. Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the kitchen), remainder of new build guarantee, Karndean flooring, fibre-optic broadband, Ring doorbell and cameras and Hive thermostats. A driveway provides parking for 2 vehicles, leading to the garage with partially boarded eaves storage, power, space for tumble dryer and work bench. There is an opportunity to add an EV charge point, if required. The 39' x 36' rear garden has been skilfully landscaped and is perfect for family get-togethers. The garden is lawned with substantial paved patio and path, well stocked borders, power supplies, raised composite decked seating area and side access.



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.





Approximate Gross Internal Area (Excluding Garage) = 155.92 sq m / 1678.30 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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