



**14 Spruce Hill Brook, Faygate, RH12 0DY**  
**£435,000**

**MANSELL  
McTAGGART**  
Trusted since 1947

- 3 good sized bedrooms
- Superbly presented 3 storey semi detached house
- Built in 2022 by Crest Nicholson
- Allocated parking for 2 vehicles and EV charge point
- Landscaped south east facing garden
- Popular and conveniently located development
- Principal bedroom with en suite
- Close to schools, walks, transport links and Horsham town centre

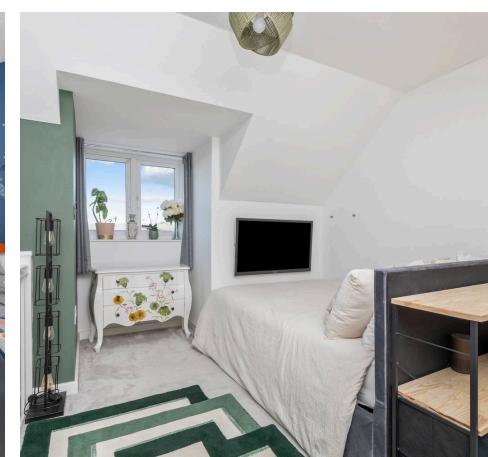
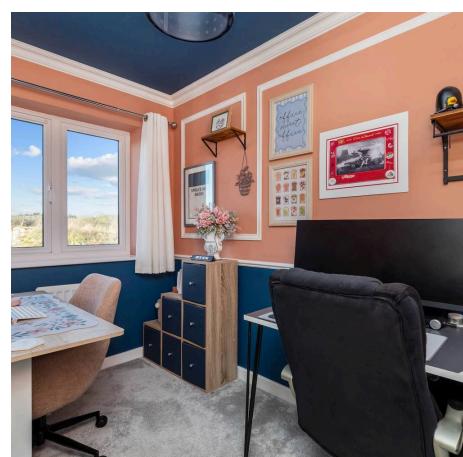
A beautifully presented and conveniently located 3 bedroom, 3 storey semi detached house, built in 2022 by Crest Nicholson with en suite, parking for 2 vehicles and south east facing garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A beautifully presented and conveniently located 3 bedroom, 3 storey semi detached house, built in 2022 by Crest Nicholson with en suite, parking for 2 vehicles and south east facing garden.

The property is situated on a popular development, within easy reach of beautiful walks in Buchan park, major transport links, excellent schools and Horsham town centre.

The accommodation comprises: entrance hallway with bespoke pantry, cloakroom and sitting/dining room with French doors onto the garden.

From the hallway there is a stable door into the kitchen which is fitted with an attractive range of units and integrated appliances.

On the first floor there are 2 good sized bedrooms (1 double & 1 single) and family bathroom.

An inner hallway with useful study area leads to the principal bedroom with fitted wardrobes and en suite shower room.

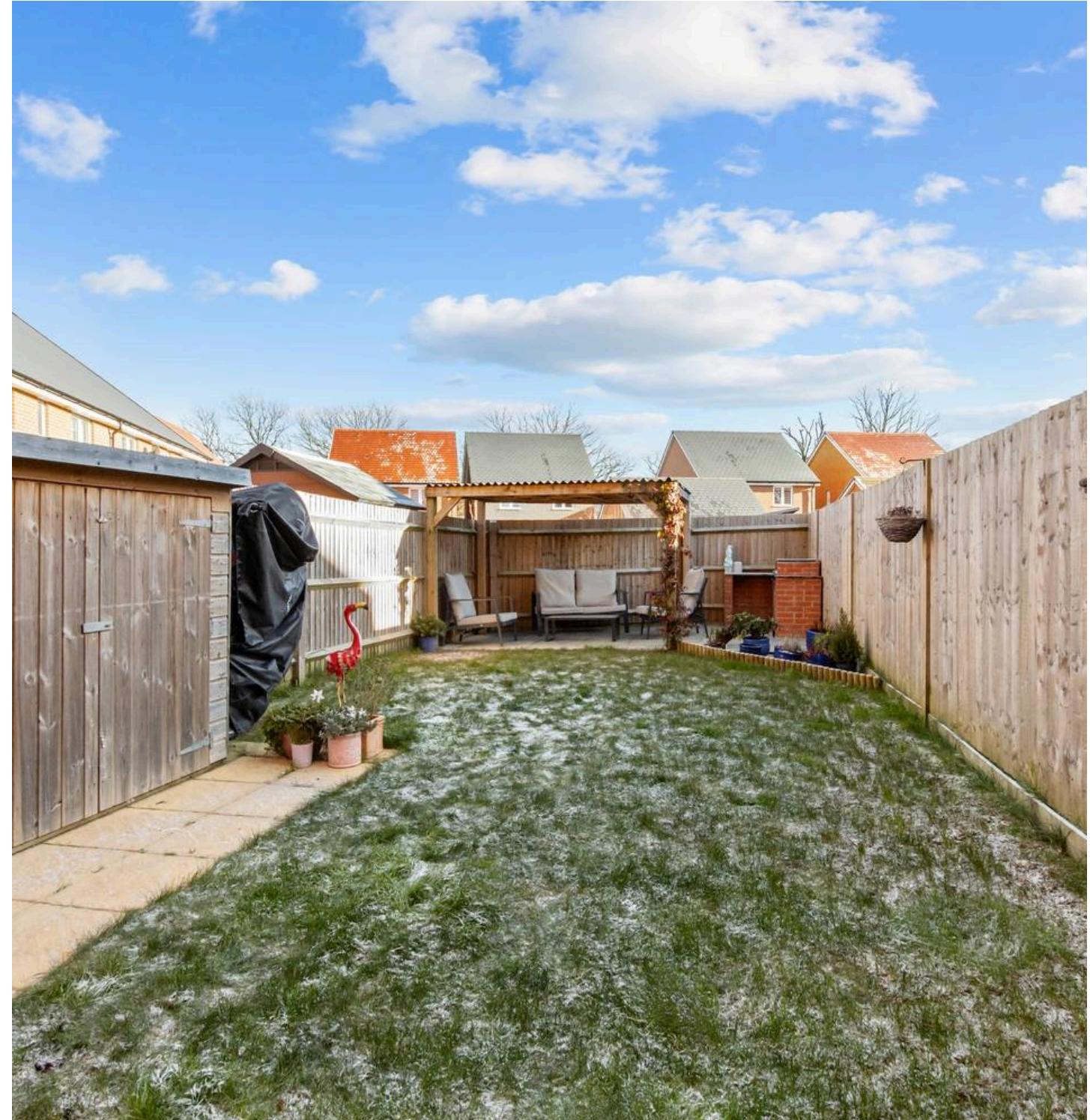
Benefits include remainder of 10 year new build guarantee, Amtico flooring, double glazed windows, fibre-optic broadband and gas fired central heating to radiators (combination boiler located in the kitchen).

There are 2 allocated parking spaces and EV charge point to the front of the property.

The 43' x 16' south east facing garden is lawned with newly installed covered entertaining area which is ideal for family gatherings. A further paved patio adjoins the rear of the property and a gate provides side access.

Site charge: £340 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.





## Mansell McTaggart Horsham

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