



8 Clifton Close, Faygate, RH12 0AH
£360,000

**MANSELL
McTAGGART**
Trusted since 1947

- 2 double sized bedrooms
- Beautifully presented end of terrace house
- Built in 2015
- Parking for 2 vehicles
- Scope to convert the loft
- Landscaped garden
- Popular development close to transport links, country walks, shopping facilities and schooling

A well presented and conveniently located 2 double bedroom end of terrace house, built in 2015 with parking for 2 vehicles and landscaped garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





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The property is situated on this ever so popular development, within easy access of Buchan park, excellent schools, major transport links and Horsham town centre.

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

The kitchen is fitted with an attractive range of units and integrated appliances to include fridge/freezer, washing machine, dishwasher, gas hob, oven and extractor.

On the first floor there is access into a part boarded loft which lends itself for conversion.

There are 2 well proportioned double bedrooms with fitted storage and family bathroom.

Benefits include double glazed windows, fibre-optic broadband and gas fired central heating to radiators (boiler located in the kitchen).

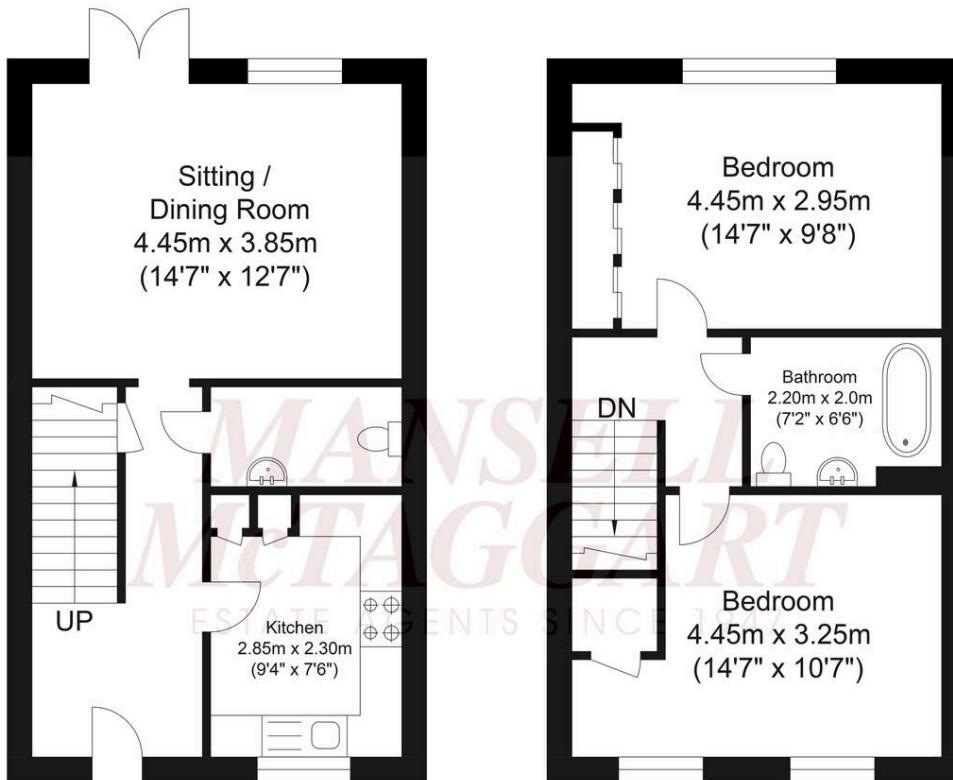
There is parking for 2 vehicles to the front of the property.

The 30' x 23' rear garden has been landscaped and is lawned with paved patio, timber framed shed and side access.

NB. Site charge £28.87 per month.

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 = 72.08 sq m / 775.86 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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