



**37 Bricklayer Lane, Faygate, RH12 0AA**

Guide Price £270,000 - £275,000

**MANSELL  
McTAGGART**  
Trusted since 1947

- 2 double sized bedrooms
- Well presented first floor apartment
- South facing with pleasant outlook towards the mill pond
- Built in 2017 by Crest Nicholson
- 2 allocated parking spaces
- Principal bedroom with en suite
- Very popular development close to schools, walks, shops and transport links
- Long lease

A well presented and conveniently located 2 double bedroom south facing first floor apartment, built in 2017 by Crest Nicholson with pleasant outlook, long lease, en suite and 2 allocated parking spaces.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



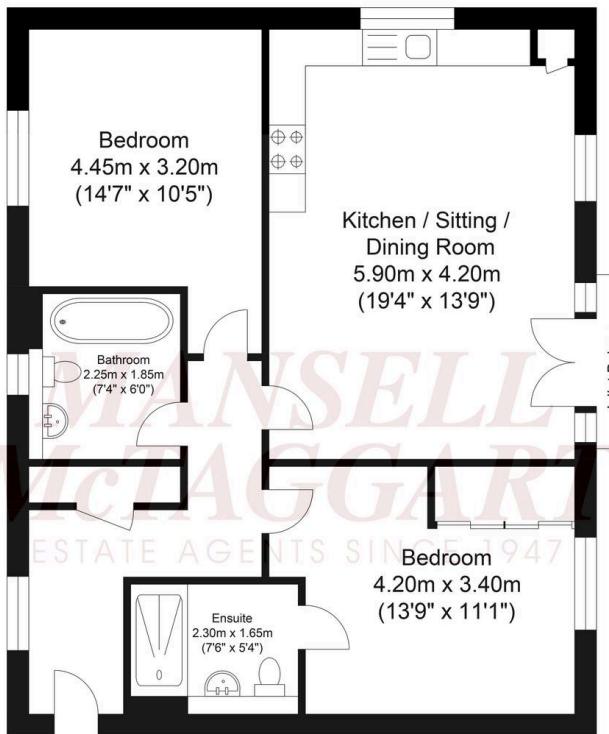


A well presented and conveniently located 2 double bedroom south facing first floor apartment, built in 2017 by Crest Nicholson with pleasant outlook, long lease, en suite and 2 allocated parking spaces. The property is situated on this ever so popular development, within striking distance of excellent schools, major transport links, shopping facilities, major transport links, beautiful country walks and Horsham town centre. The accommodation comprises: Communal hallway with stairs rising to the first floor, entrance hallway, well proportioned sitting/dining room with Juliet balcony and open-plan to the kitchen which is fitted with an attractive range of units. The integrated appliances comprise of hob, extractor, oven, fridge/freezer, dishwasher and washing machine. From the hallway there is access into the principal bedroom with fitted wardrobes and en suite shower room. The second bedroom is comfortably a double sized room and the family bathroom completes the accommodation. Benefits include: double glazed windows, gas fired central heating to radiators (combination boiler located in the airing cupboard), Amtico flooring, fibre-optic broadband to the property, security entry system and remainder of new build guarantee. There are 2 allocated parking spaces and well tended gardens located nearby which are ideal for picnics and family gatherings.

Tenure: Leasehold. Lease: 125 years from 2015. Maintenance charge £1,763.85 per annum. Maintenance review period: Annually. Ground rent: £191.22 per 6 months. Ground rent review period: Annually. Managing agents: Preim. Ground rent agent: Simarc Property Management LTD

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 Floor Area

758.85 sq ft  
(70.50 sq m)



Approximate Gross Internal Area = 70.50 sq m / 758.85 sq ft

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

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