



19 Arun Valley Way, Faygate, RH12 0BE

In Excess of **£480,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 well proportioned bedrooms
- Well presented semi detached house
- Built in 2019 by Crest Nicholson
- Master bedroom with en suite
- Kitchen/dining room with access onto the garden
- Driveway for 2 vehicles
- Garage with power and potential to convert
- Part walled landscaped garden
- Opposite green and walking /running track
- Close to transport links, shops, walks and schools

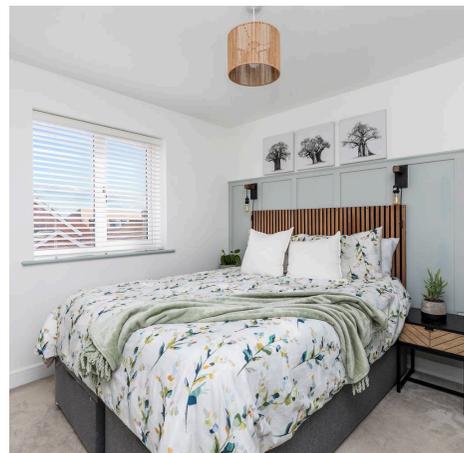
A well located and good sized 4 bedroom semi detached house, built in 2019 with superb open outlook, remainder of NHBC guarantee, driveway for 2 vehicles, garage and part walled landscaped garden

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



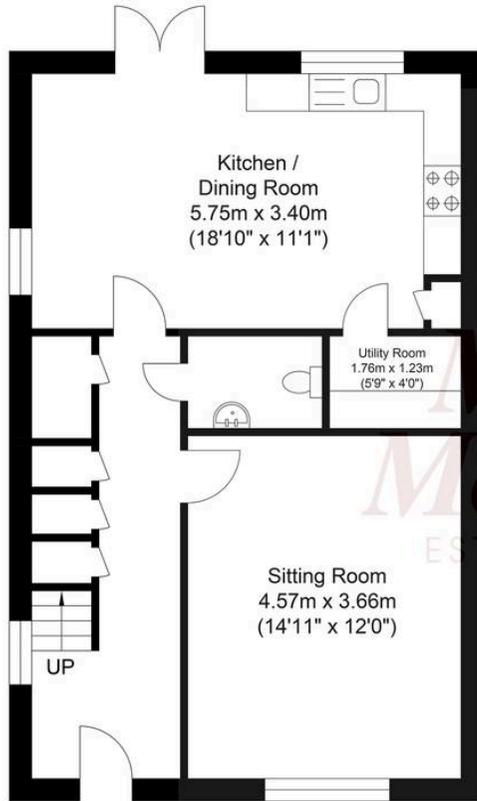


A well located and good sized 4 bedroom semi detached house, built in 2019 with superb open outlook, remainder of NHBC guarantee, driveway for 2 vehicles, garage and part walled landscaped garden. The property is situated in this ever so popular development, close to major transport links, excellent schools, shopping facilities and country walks in Buchan Park. The accommodation comprises: spacious entrance hallway with ample room for coats, shoes and pushchairs, sitting room with view over green and kitchen/dining room fitted with an attractive range of units, integrated appliances, breakfast bar that seats 3, useful utility room and French doors onto the rear garden. On the first floor there is access into the loft which lends itself for conversion, if required. The master bedroom is equipped with fitted wardrobes and en suite shower room. There are 3 further well proportioned bedrooms and family bathroom. Benefits include double glazed windows, remainder of 10 year NHBC guarantee, fibre-optic broadband, Karndean flooring and gas fired central heating to radiators (boiler located in the kitchen/dining room). A brick paved driveway provides parking for 2 vehicles, leading to the garage with power, eaves storage, roller shutter door and scope to convert into a gym or office. The 36' x 20' part walled garden has been landscaped and offers a good degree of privacy. The garden is lawned with well stocked borders and newly constructed covered pergola with paved entertaining area. There is rear access onto the driveway and garage.

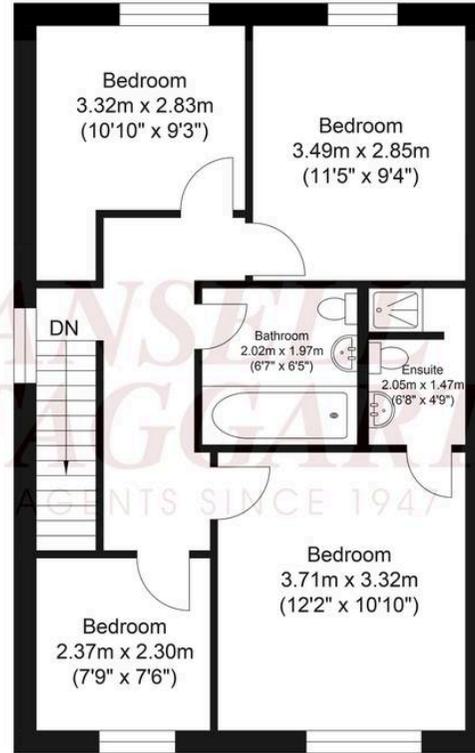
NB. Estate charge £299.01 per annum

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.

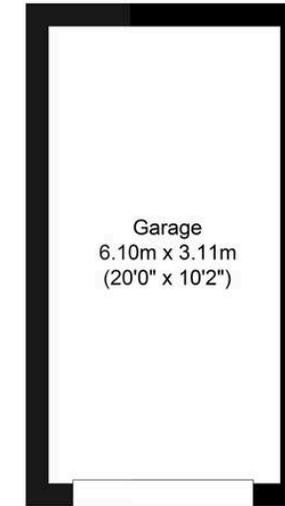




Ground Floor
Approximate Floor Area
581.78 sq ft
(54.05 sq m)



First Floor
Approximate Floor Area
581.78 sq ft
(54.05 sq m)



Garage
Approximate Floor Area
204.19 sq ft
(18.97 sq m)



Approximate Gross Internal Area (Excluding Garage) = 108.10 sq m / 1163.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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