



18 Alder Way, Faygate, RH12 0BU  
£280,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 2 double bedrooms
- Second floor apartment built in 2021
- Principal bedroom with en suite
- West facing Juliet balcony
- Allocated parking space
- Stunning communal gardens
- Very well presented and high specification
- Close to transport links, shops, walks and Horsham
- Remainder of NHBC guarantee and peppercorn ground rent

A beautifully presented and well located 2 double bedroom 2nd floor west facing apartment, built in 2021 by Taylor Wimpey with allocated parking space, en suite, remainder of NHBC guarantee and peppercorn ground rent.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A beautifully presented and well located 2 double bedroom 2nd floor west facing apartment, built in 2021 by Taylor Wimpey with allocated parking space, en suite, remainder of NHBC guarantee and peppercorn ground rent. The accommodation comprises: entrance hallway with airing and storage cupboards and open plan kitchen/sitting/dining room with west facing Juliet balcony. The kitchen is fitted with an attractive range of units and integrated appliances that include fridge/freezer, hob, extractor, oven, washing machine and dishwasher. Off the hallway there is a principal bedroom with en suite shower room. The guest bedroom is comfortably a double and is ideal for those working from home and the modern bathroom completes the accommodation. Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the kitchen), remainder of NBC guarantee, fibre-optic broadband, Amtico flooring and security entry system. There is 1 allocated parking space and ample visitor spaces nearby. A pathway provides a route for runners and dog walkers and Buchan park is accessed nearby. The communal gardens are well tended and there are various prime spots for picnics and get-togethers.

Tenure: Leasehold. Lease: 125 years from 2020.

Maintenance charge: £1,965.25 per annum.

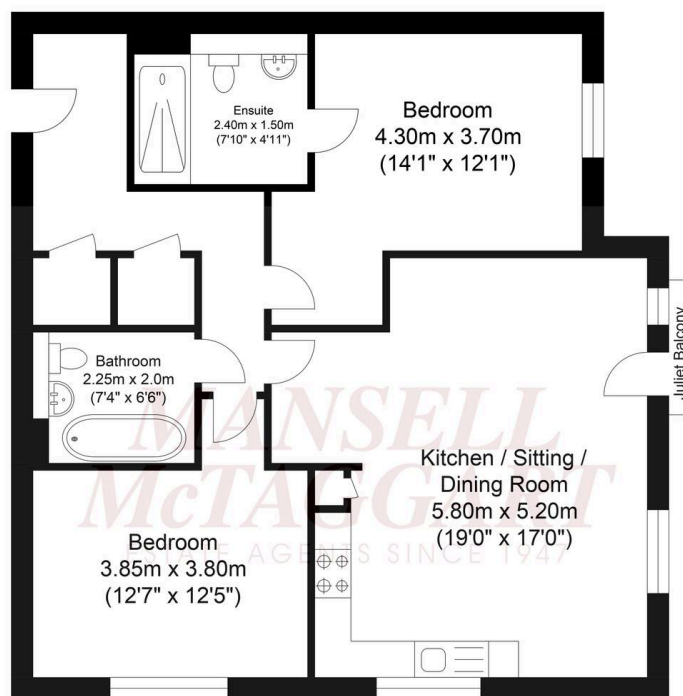
Maintenance review period: Annually. Ground rent:

Peppercorn. Ground rent review period: Every 10

years. Managing agents: Kilnwood Vale Management Company Limited (Preim 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.





Ground Floor  
 Approximate Floor Area  
 784.25 sq ft  
 (72.86 sq m)

Approximate Gross Internal Area = 72.86 sq m / 784.25 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfa, RH12 1EE**

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