



**72 Beeches Way, Faygate, RH12 0AD**

Guide Price **£365,000 – £375,000 – Freehold**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 2 double sized bedrooms
- Mid terraced house built in 2015 by Bovis Homes
- Parking for 2 vehicles and garage
- Newly replaced kitchen
- Principal bedroom with wardrobes and en suite
- Scope to convert the loft
- Private garden
- Opposite the footpath which leads to Buchan Park
- Close to transport links, highly regarded schools and Horsham and Crawley

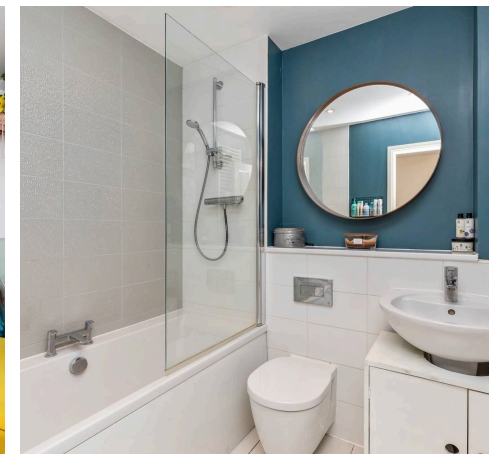
A well located 2 double bedroom mid terraced house built in 2015 by Bovis Homes with en suite, parking for 2 vehicles, garage and private garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





A well located 2 double bedroom mid terraced house built in 2015 by Bovis Homes with en suite, parking for 2 vehicles, garage and private garden.

The property is situated on this popular development, close to Buchan park, major transport links, excellent schools and Horsham and Crawley town centres.

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

The kitchen has been refitted with an attractive range of Shaker style units and integrated appliances that include gas hob, extractor, oven, dishwasher and washing machine.

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

The principal bedroom is equipped with fitted wardrobes and en suite shower room.

The guest bedroom is comfortably a double and the family bathroom completes the first floor accommodation.

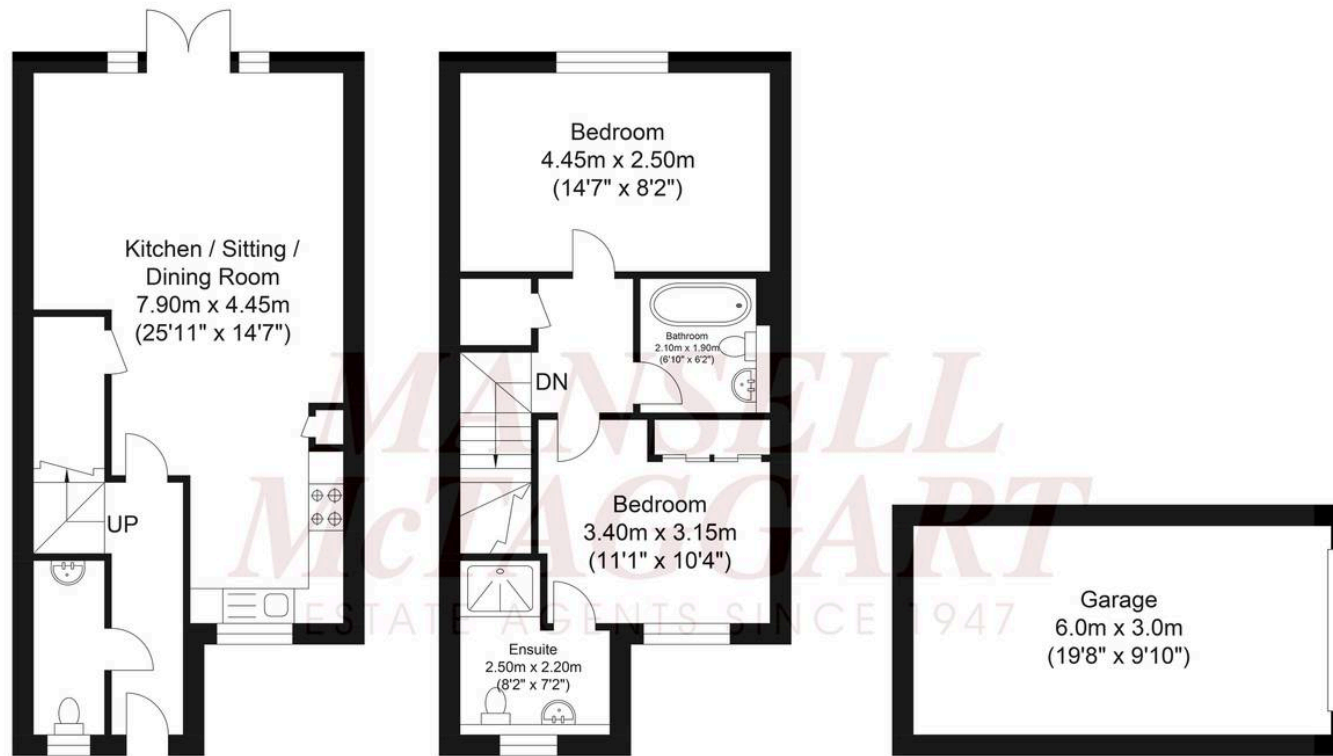
Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the kitchen), megaflo water cylinder and fibre-optic broadband.

The 29' rear garden is lawned with paved patio and hard-standing for a shed or office. A gate leads to parking for 2 vehicles and garage which offers ample storage.

NB. Estate charge £30.84 per month payable to Encore Estate Management

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  
 415.37 sq ft  
 (38.59 sq m)

First Floor  
 Approximate Floor Area  
 415.37 sq ft  
 (38.59 sq m)

Garage  
 Approximate Floor Area  
 193.75 sq ft  
 (18.0 sq m)



Approximate Gross Internal Area (Excluding Garage) = 77.18 sq m / 830.75 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

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