



3 Flint Street, Faygate, RH12 0DL

Guide Price **£485,000 – £500,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- Beautifully presented and high specification detached house
- Built in 2022 by Crest Nicholson with remainder of 10 year new build guarantee
- Principal bedroom with fitted wardrobes and en suite
- Driveway for 2 vehicles with EV point and garage with power
- Recently installed paved patio garden which is ideal for entertaining
- Popular and conveniently located development
- Close to stunning walks in Buchan park, schools, transport links and shopping facilities

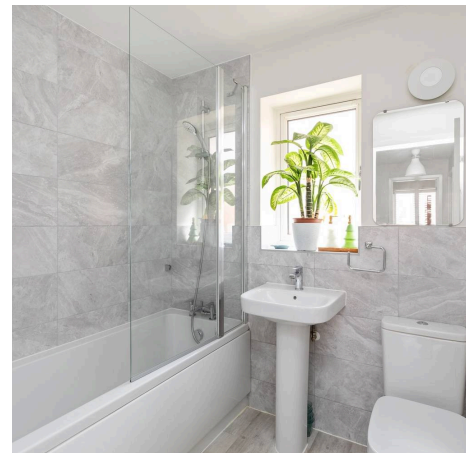
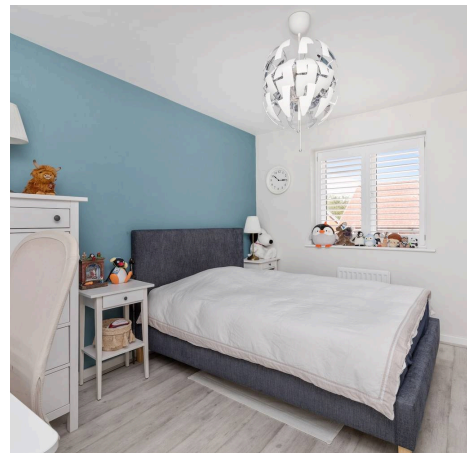
A beautifully presented and high specification 3 double bedroom detached house built in 2022 by Crest Nicholson with en suite principal bedroom, driveway with EV point, garage and private garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A beautifully presented and high specification 3 double bedroom detached house built in 2022 by Crest Nicholson with en suite principal bedroom, driveway with EV point, garage and private garden.

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

The accommodation comprises: entrance hallway with storage, cloakroom and sitting room.

The family sized kitchen/dining room is perfect for entertaining and French doors lead onto a large paved patio. The kitchen is fitted with an attractive range of units and integrated appliances that include gas hob, extractor, oven, fridge/freezer, washing machine and dishwasher.

From the hallway stairs rise to the first floor with door into the principal bedroom with fitted wardrobes and en suite shower room.

There are 2 further well proportioned double bedrooms and family bathroom.

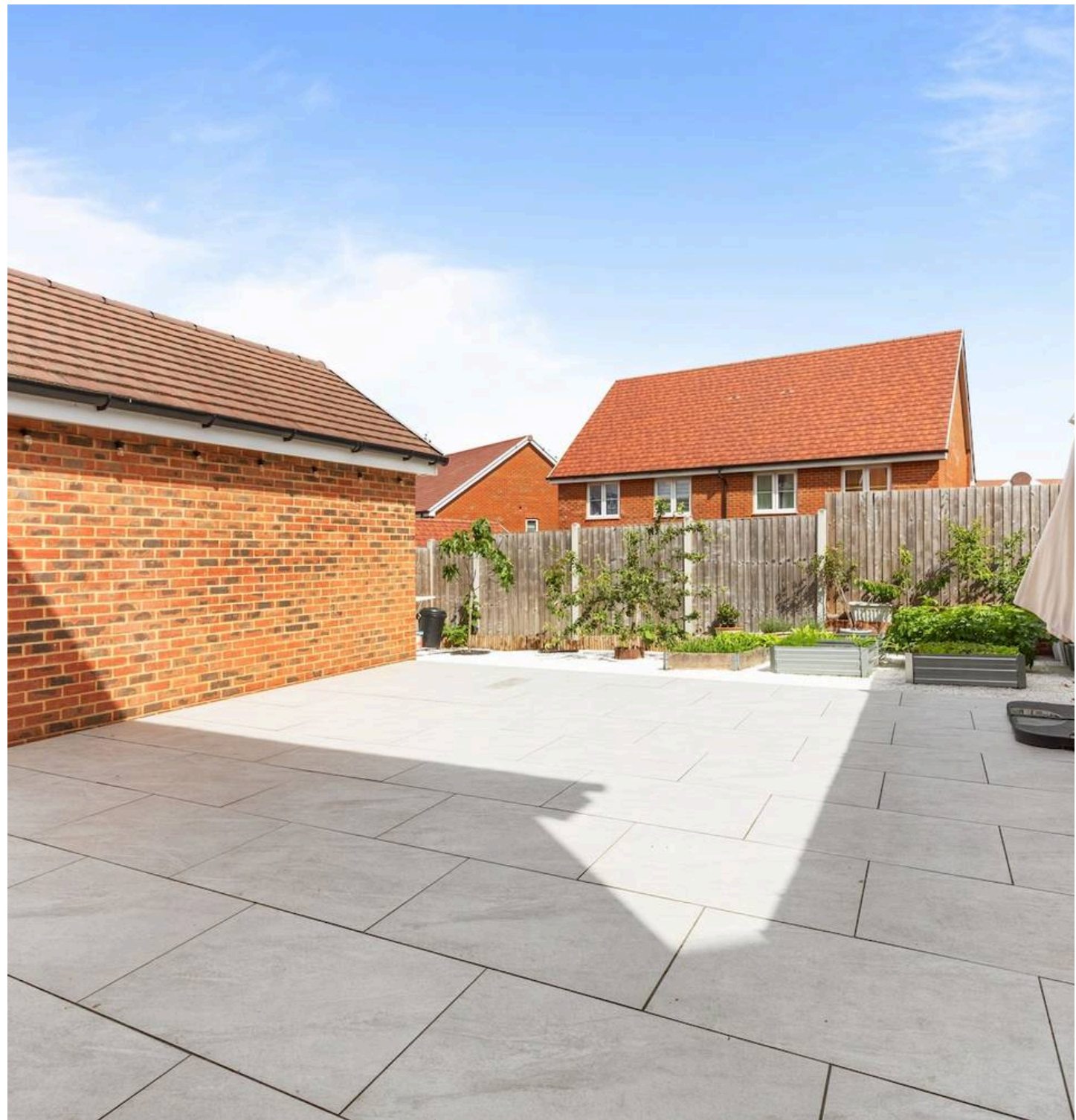
Benefits include double glazed windows, gas fired central heating to radiators (combination boiler located in the kitchen/dining room), bespoke shutters, Amtico flooring, fibre-optic broadband and remainder of 10 year new home guarantee.

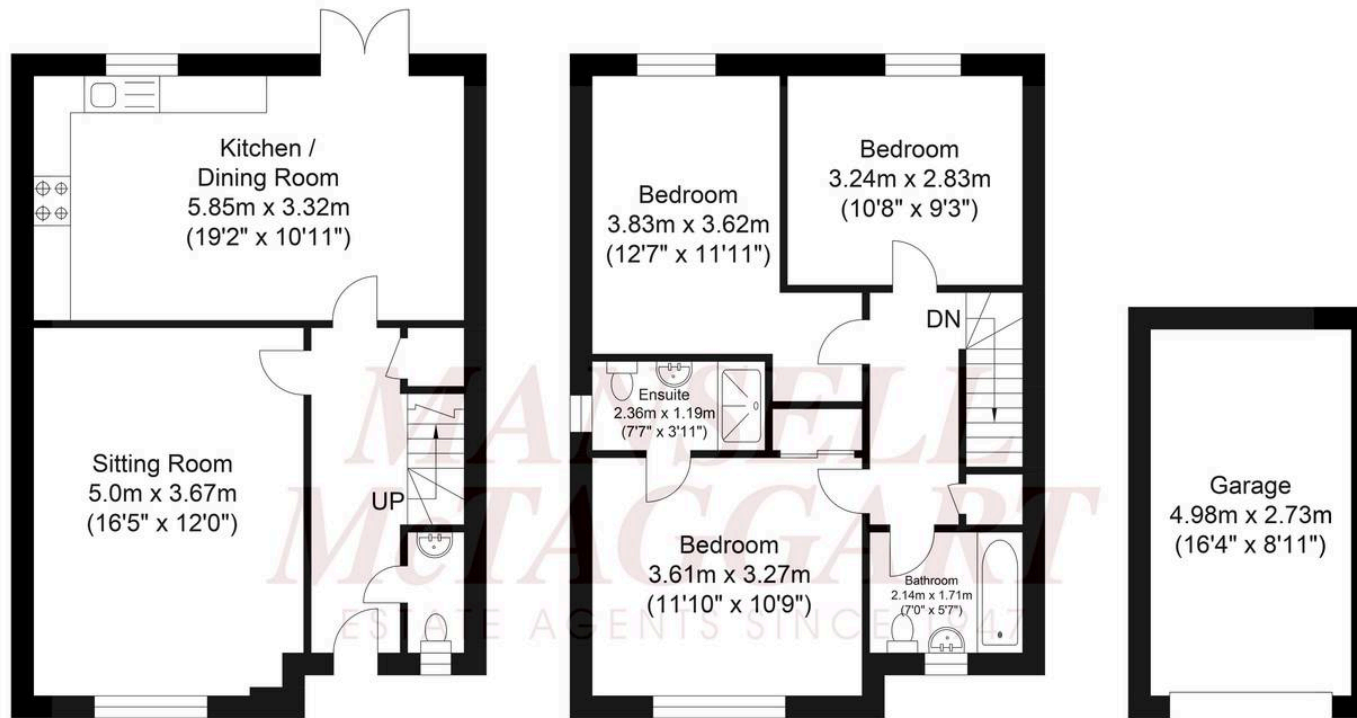
A driveway provides parking for 2 vehicles with EV charge point, leading to the garage with power and ample storage.

The 36' x 33' rear garden is predominantly paved and is ideal for entertaining and provides low maintenance. A vegetable/herb plot is located to the rear of the plot and side access leads onto the driveway.

NB. Site charge £322.09 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
 512.46 sq ft
 (47.61 sq m)

First Floor
 Approximate Floor Area
 516.56 sq ft
 (47.99 sq m)

Garage
 Approximate Floor Area
 146.38 sq ft
 (13.60 sq m)



Approximate Gross Internal Area (Excluding Garage) = 95.60 sq m / 1029.03 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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