



Alder Way, Faygate

Guide Price £650,000

Alder Way

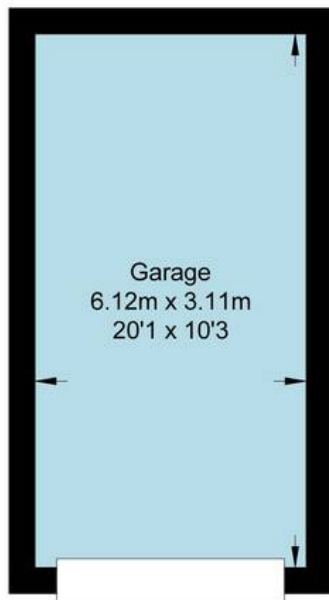
Faygate, Horsham

This beautifully presented five bedroom family home is finished to a high standard throughout and is situated within the highly sought-after Kilnwood Vale development. The property offers flexible accommodation, featuring a ground floor bedroom that can also serve as a home office, ideal for remote working or guest use, alongside a separate ground floor cloakroom WC. The stylish fitted kitchen boasts integrated appliances, with a double fridge freezer, double oven, gas hob, dishwasher, and washing machine included in the sale. The spacious living and dining areas are filled with natural light, creating a welcoming atmosphere for relaxation and entertaining. The dining room is positioned directly off the kitchen, while both the living room and dining room enjoy direct access to the rear garden through patio doors. Upstairs, the principal bedroom benefits from a contemporary ensuite shower room, while the additional bedrooms are generously proportioned and served by a modern family bathroom. One bedroom acts as a fitted dressing room, but is easily reinstated as a bedroom if required.

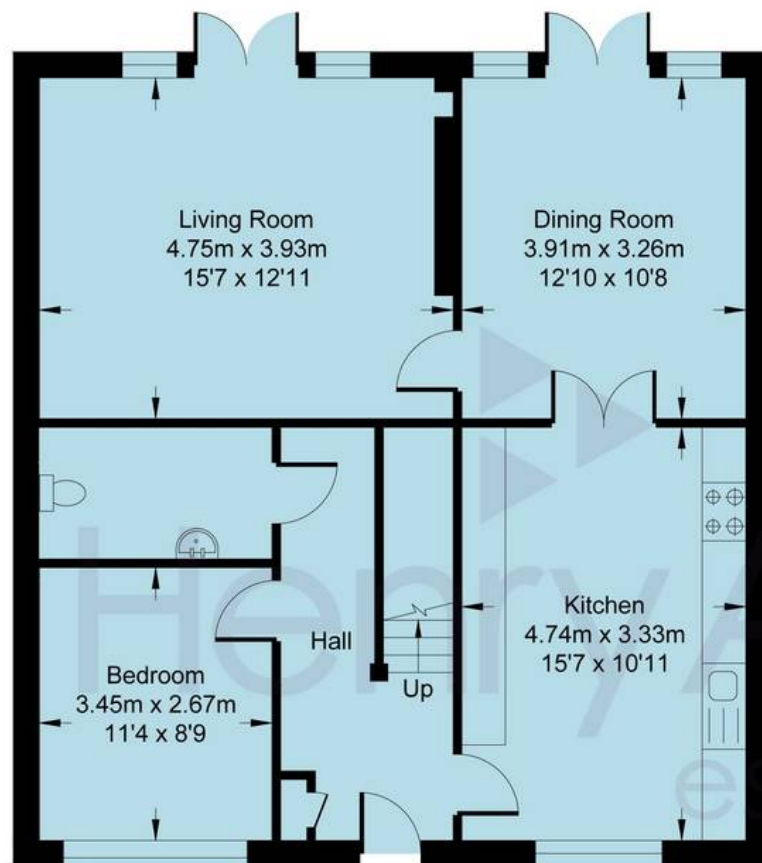
The outside space has been thoughtfully landscaped to provide a private and low-maintenance setting for outdoor living. The rear garden features a large raised decking area and established planting, perfect for alfresco dining, summer barbecues, or simply relaxing in the sunshine, with steps leading down to a level lawn. The garden is fully enclosed, offering a safe environment for children and pets to play.



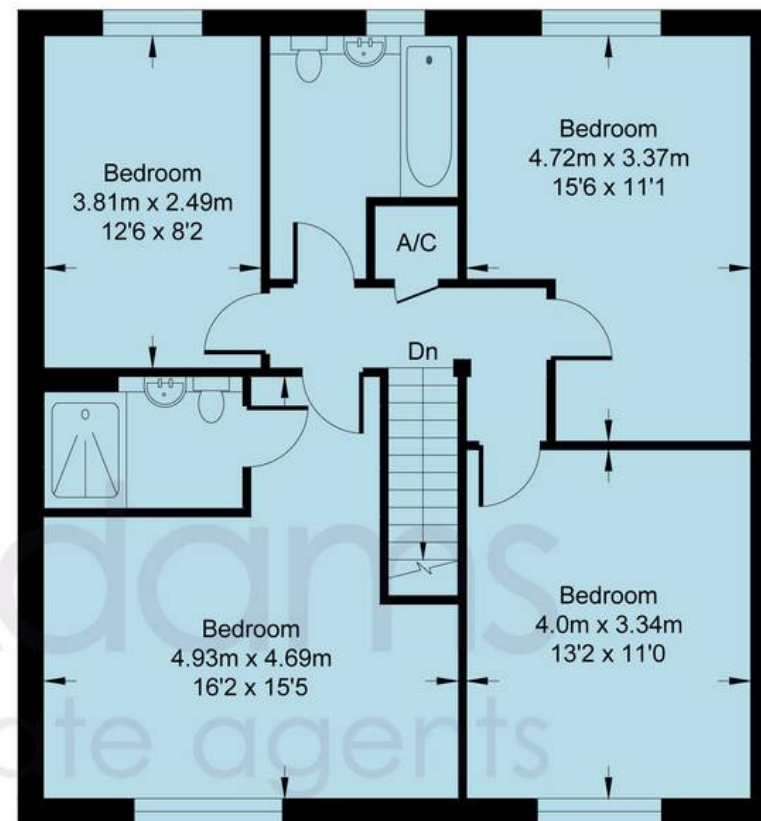




GARAGE



GROUND FLOOR



FIRST FLOOR



Alder Way

Approximate Internal Area = 1528 sq ft / 141.93 sq m

Garage = 205 sq ft / 19.03 sq m

Total = 1733 sq ft / 160.96 sq m

For identification only - not to scale



The property includes a single garage with its own power supply and side door, alongside an exceptionally large driveway area capable of comfortably accommodating 4 to 6 vehicles due to its position at the end of the road. Benefiting from no passing traffic, the driveway serves only as road access for this and the neighbouring property. External conveniences include outdoor power sockets and a fitted tap, with side access leading to the driveway and garage. The front of the property is attractively presented with a neat lawn and shrub borders, enhancing the home's kerb appeal. The home enjoys an enviable position overlooking the central greenway footpaths, offering uncompromised views across The Knoll park and children's playground. The landscaped gardens, combined with the peaceful setting of Kilnwood Vale, provide a wonderful retreat while remaining close to local amenities, schools, and transport links. Kilnwood Vale Primary School is a short walk along the greenway, as are the upcoming local community amenities, including a pub, retail units, and leisure facilities due for completion in 2028. With excellent road links via the A264, this home offers easy access to Crawley, Horsham, the M23, and the wider motorway network, making it ideal for commuters and families alike. Rail links are also close by at Faygate and Ifield stations.

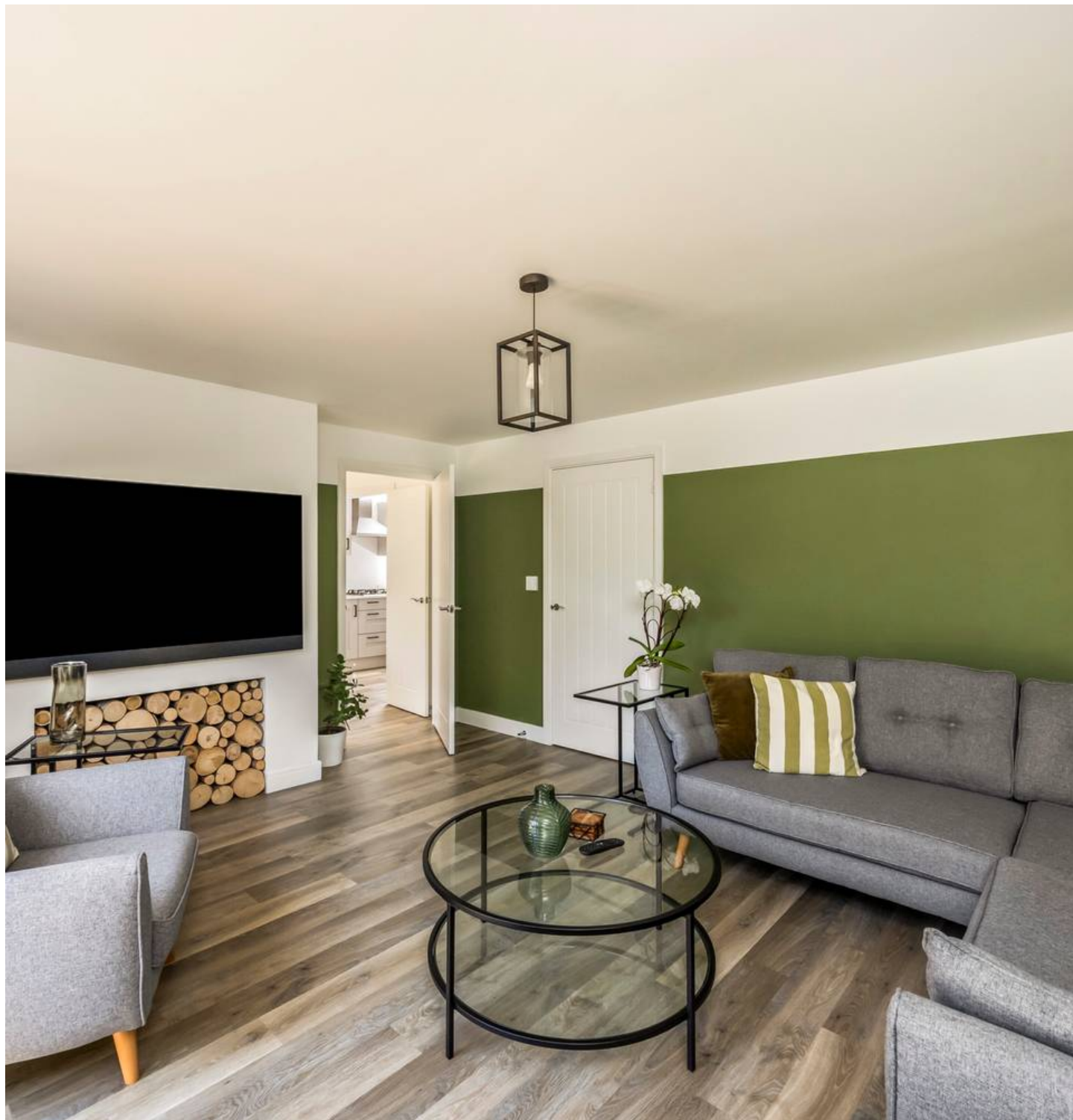
Agent note: Freehold property with an estate management fee of approximately £27 per month. Council Tax Band F (Colgate, Horsham District Council). EPC Rating B. Gigafast broadband with internet speeds up to 1.6gbps.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.