



**Stillwell Way,
Faygate, RH12 0BS**

**Asking Price
£400,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

LOCATION

This property is situated in the Kilwood Vale development, offering easy access to both Horsham and Crawley whilst also boasting immediate access to the A264 for Gatwick and M23/M25 to London. Just over 5 miles from this stunning property is Horsham town, which offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. Also within easy reach is Crawley town centre with its extensive shopping facilities, range of restaurants and varied leisure facilities. Both Horsham and Crawley offer fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast. In addition, there are a number of local amenities including Cottesmore Golf & Country Club with two highly regarded golf courses plus other sports facilities, Cottesmore Prep School and the Holmbush Inn.

PROPERTY

Tenure: Freehold

Located in a sought-after area, this modern semi detached corner plot property is now available for sale. It is ideal for families and couples alike and offers a comfortable and stylish living space. Upon entering, you are greeted by a spacious entrance hall, with the stairs cleverly positioned away from the living area. The property boasts a large reception room, providing access to a well-maintained garden, perfect for entertaining or relaxing. The lounge/diner is filled with natural light, creating a bright and inviting atmosphere.

The property features a modern kitchen with all the necessary appliances, making meal preparation a breeze. The kitchen is stylishly designed, adding a touch of elegance to the home while the downstairs WC enhances the overall appeal and functionality of the home.

There are two double bedrooms, both generously sized. The first bedroom benefits from built-in wardrobes and ample natural light. The second bedroom is also spacious, offering plenty of room for relaxation and flexibility for furniture placement. There is a modern bathroom boasting a bath and a shower and a window drawing in more natural light, providing a bright and airy space. Situated near schools and in a modern neighbourhood, this property offers the perfect blend of convenience and comfort. Don't miss this opportunity to own a stunning home in a desirable location.

OUTSIDE

The path to the front of the property keeps it set back from the road and leads to the front door. The south facing rear garden is accessed from the property and via a side gate and is well appointed with a patio and a lawn leading down to the end of the garden. This low maintenance space is the perfect area to enjoy alfresco dining in the sunshine. Another convenient bonus the house offers is the use of allocated parking.





Buses

2 minute walk



Shops

Crawley - 3.9 miles
Horsham - 5.5 miles



Trains

Faygate – 2 miles
Ifield – 2.8 miles



Airport

Gatwick
9.8 miles



Roads

M23
2.4 miles



Sport & Leisures

K2 Leisure - Crawley
3.2 miles
Cottesmore Golf & Country Club
3.7 miles



Rental Income

£tbc pcm



Schools

Kilnwood Vale Primary
Holy Trinity CofE Secondary



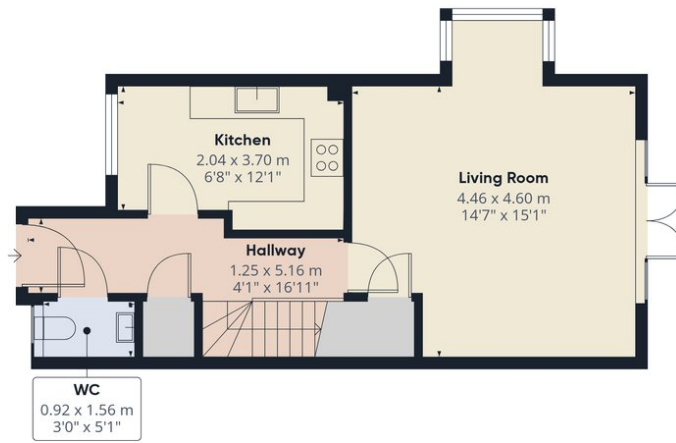
Fibre Broadband

Up to 1600 Mbps

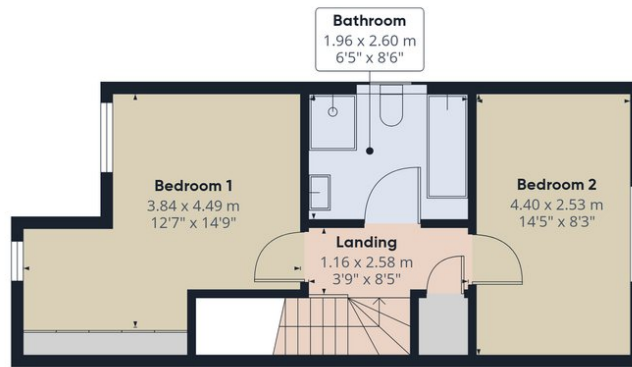


Council Tax

Band D



Ground Floor



Floor 1

Approximate total area⁽¹⁾
77.3 m²
832 ft²

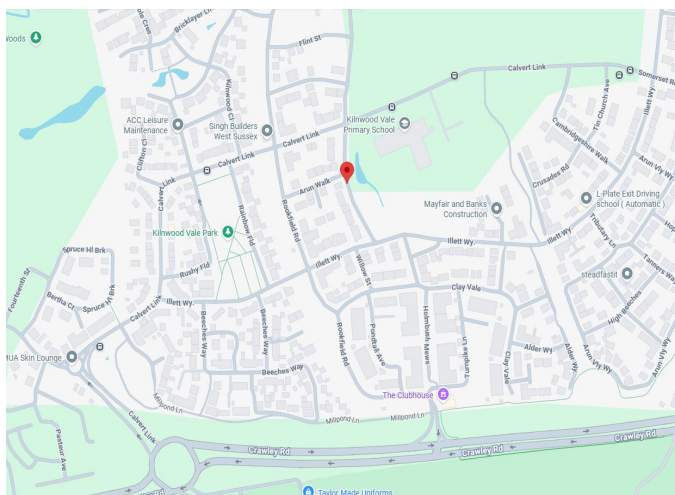
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Viewing arrangements by appointment through Brock Taylor

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