



**Somerset Road,
Faygate, RH12 0BY**

**Asking Price
£450,000**

**01403 272022
brocktaylor.co.uk**

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

Somerset Road, Faygate, RH12 0BY



LOCATION

Set in the village of Faygate, this home sits in a quiet, semi-rural pocket just a few miles from Horsham's centre. Faygate has its own small-scale local feel, yet Horsham's wider amenities, shops and dining are close at hand. The nearby Faygate–Horsham rail link is particularly useful: the rail distance is about 3 miles, with direct trains commonly taking 7–8 minutes, making quick trips into town straightforward. For commuters or families who want calm village living without giving up town convenience, this location balances both well. There's good potential to access Horsham's services, schools, and leisure options within a short journey.

PROPERTY

Tenure: Freehold

This relatively new, three-bedroom semi-detached house, built around 2022, offers modern accommodation with an efficient layout and tidy finishes. At about 904 sq ft, the home is sized for practical family use yet still compact enough to feel manageable. The contemporary build typically delivers better thermal performance and energy efficiency than older stock; the property's EPC rating is noted as B. Inside, you will find light-filled rooms suited to everyday living. Ground-floor living includes a welcoming hall, a comfortable sitting or living area and a kitchen/dining zone designed for daily use, with space for appliances and family meals.

Upstairs bedrooms offer flexibility for children, guests or home working. Modern bathroom fittings and neutral décor allow buyers to move in with minimal immediate work while still providing room to personalise later.

Importantly, this three-bedroomed property is very private, set back from the road with no directly overlooking neighbours, enhancing its peaceful feel. Overall, the home delivers a clean, nearly new atmosphere with relatively low upkeep, positioned to suit first-time buyers, young families or downsizers near Horsham.

OUTSIDE AND PARKING

Externally, the property is set within a modest plot typical of newer village developments, offering a manageable garden and neat external areas. A private rear garden provides outdoor space for relaxation, children's play or light gardening, without demanding large maintenance—a good match for busy households. At the rear there is two designated parking spaces providing off-road parking for residents and visitors. The setting in Faygate keeps traffic calmer than in busier town streets, adding to a safer, quieter feel. Together with the set-back position and lack of overlooking neighbouring properties, the outside areas feel notably secluded, practical, and supportive of daily use.

ADDITIONAL INFORMATION

Estate Charge: £28 per month

AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

1 minute walk



Shops

Crawley - 3.3 miles
Horsham - 5.6 miles



Trains

Faygate - 2.2 miles
Ifield - 3.3 miles



Airport

Gatwick
7.5 miles



Roads

M23
2.7 miles



Sport & Leisures

K2 Leisure - Crawley
3.4 miles
Cottesmore Golf & Country Club
3.8 miles



Rental Income

£1,900 pcm



Schools

Kilwood Vale Primary
Holy Trinity CofE Secondary



Fibre Broadband

Up to 1600 Mbps

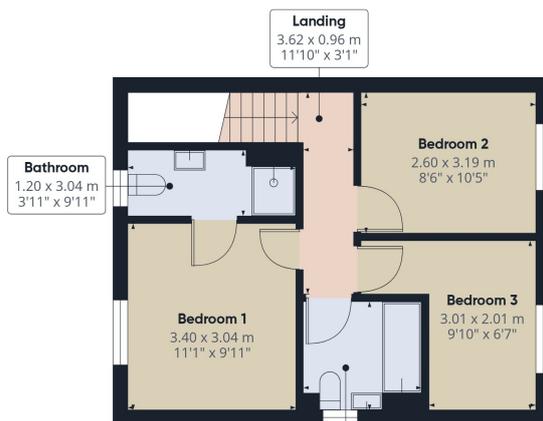


Council Tax

Band D



Ground Floor



Floor 1

Approximate total area⁽¹⁾

84 m²
904 ft²

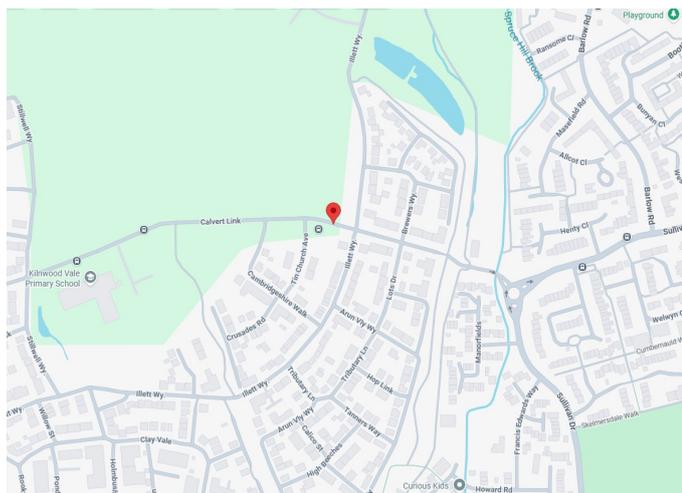
(1) Excluding balconies and terraces

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Viewing arrangements by appointment through Brock Taylor

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