



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

**Offers Over  
£375,000**

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**01403 272022**  
[brocktaylor.co.uk](http://brocktaylor.co.uk)

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

## LOCATION

This property is situated in the new 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.

## PROPERTY

Tenure: Freehold

Located in a sought-after area, this modern, immaculate 2 bedroom end of terrace 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 step straight into the lounge which 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 with plenty of room for all furniture needed. A modern bathroom boasting a bath with a shower is perfect for family use and is 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 large 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 a great size and the largest plot of properties of this type. Accessed from the property via the kitchen at the back and is well appointed with a patio, lawn and a handy shed at the bottom 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 spaces accessed through a side gate at the bottom of the garden.





**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**

£1,650 pcm



**Schools**

Kilwood Vale Primary  
Holy Trinity CoFE Secondary



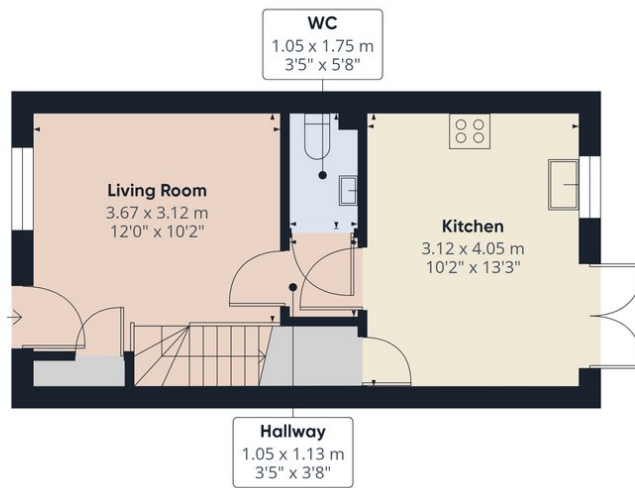
**Fibre Broadband**

Up to 1600 Mbps

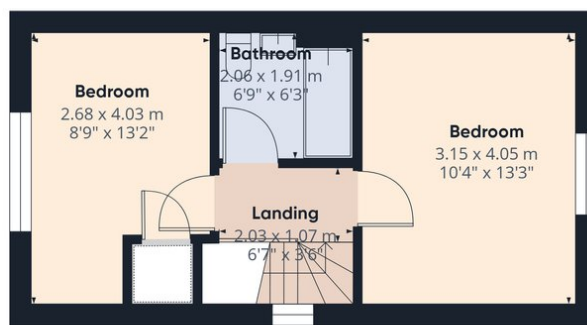


**Council Tax**

Band C



Ground Floor



Floor 1



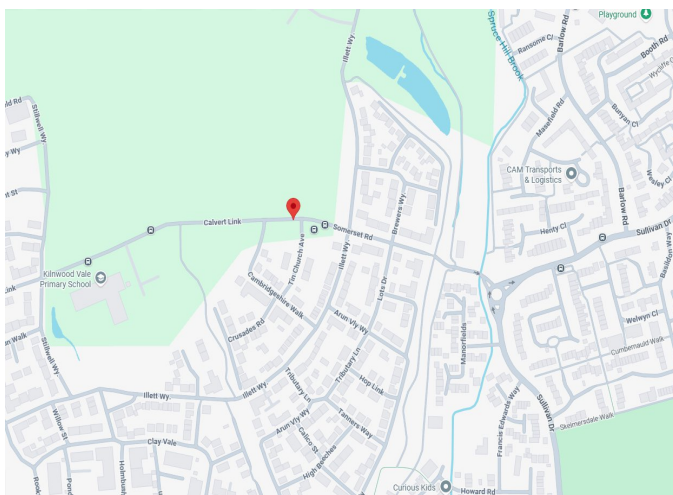
Approximate total area<sup>(1)</sup>  
60.4 m<sup>2</sup>  
651 ft<sup>2</sup>

(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) <b>A</b>			96
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Viewing arrangements by appointment through Brock Taylor

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