

Connells

Spruce Hill Brook
Faygate Horsham

Spruce Hill Brook
Faygate Horsham RH12 0DY

for sale guide price
£465,000







Property Description

Located on the highly sought-after Kilnwood Vale development in Faygate, this beautifully presented three-bedroom semi detached home, built by Crest Nicholson, offers stylish and versatile accommodation arranged over three floors, perfectly suited to modern living.

Upon entering, a bright and welcoming hallway provides access to a cloakroom, useful under-stairs storage and a coat cupboard. To the front of the property is a contemporary fitted kitchen, featuring a range of sleek wall and base units with integrated appliances. To the rear, the spacious living room provides an ideal space for both relaxing and entertaining, with double doors opening directly onto the garden and flooding the room with natural light.

Outside, the private rear garden benefits from a generous patio area, perfect for outdoor dining, with the remainder laid to lawn. A courtesy door provides direct access to the garage, which also benefits from an electric vehicle charging point.

The first floor accommodates two well-proportioned bedrooms, including a generous double and a comfortable single room, alongside a modern family bathroom. Occupying the entire top floor, the impressive principal bedroom creates a luxurious retreat, featuring vaulted ceilings, a built-in wardrobe and a stylish en-suite shower room.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.








RAGE AGAINST THE MACHINE
THE BATTLE OF LOS ANGELES











Ground Floor **First Floor** **Second Floor**

Total floor area 80.7 m² (868 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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HORSHAM RH12 1EE

EPC Rating: B

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HSH407764

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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