



ZOOM
HYBRID ESTATE AGENT

Zoom Hybrid Estate Agents

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Somerset Road
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£325,000



- TWO BEDROOM HOUSE
- KITCHEN/DINING ROOM
- LOUNGE
- DOWNSTAIRS WC
- REAR GARDEN
- PARKING FOR TWO CARS
- REMAINDER OF NHBC WARRANTY
- SOUGHT AFTER DEVELOPMENT
- INTERNAL VIEWING HIGHLY RECOMMENDED

Ref: PRA12614

Viewing Instructions: Strictly By Appointment Only



General Description

Zoom are delighted to offer for sale this well presented two double bedroom home located within the sought after modern development Kilnwood Vale. The property has been finished to a high standard throughout and in brief the property comprises of a lounge, kitchen/dining room, downstairs WC, two double bedrooms and a family bathroom. Outside the property is an enclosed rear garden and parking for two cars. Further benefits include double glazed windows and gas central heating as well as the remainder of the NHBC build warranty.

An internal viewing comes highly recommended to appreciate this property in full.

Accommodation

Front Door

Opening to;



Lounge (13' 04" x 12' 02") or (4.06m x 3.71m)

Window to front, TV Point, radiator, cupboard, stairs to first floor, door to inner lobby.

Inner Lobby

Doors to WC and Kitchen/Dining room.



Kitchen/Dining Room (13' 04" x 10' 02") or (4.06m x 3.10m)

Equipped in a range of base and eye level units comprising a stainless steel sink with draining board and mixer tap, built in oven with hob and extractor hood over, integrated dishwasher, integrated fridge/freezer, integrated washer/dryer, cupboard housing boiler, pantry, radiator, window to rear, double doors to rear garden.



WC

Low flush WC, wash hand basin, radiator.

First Floor Landing

Loft access, doors to;



Bedroom 1 (13' 03" x 10' 03") or (4.04m x 3.12m)

Window to rear, radiator, fitted wardrobe.



Bedroom 2 (13' 04" x 8' 08") or (4.06m x 2.64m)

Window to front, radiator, cupboard.



Bathroom

White suite comprising an enclosed bath tub, low flush WC, wash hand basin, tiled walls, chrome heated towel rail, extractor fan.



Rear Garden

Fully enclosed with gated rear access, patio area, area of lawn, garden shed.



Parking

Allocated parking for two cars.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:84

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.