



Calvert Link, Faygate, West Sussex RH12 0AG
Asking Price £355,000

& LINES
James

Calvert Link, Faygate

- NO CHAIN
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- MODERN ACCOMMODATION
- CLOAKROOM
- ALLOCATED PARKING FOR 2 CARS
- EPC RATING B
- COUNCIL TAX BAND D
- FREEHOLD

Offered for Sale with No Chain A delightful two bedroom house situated in the popular development of Kilnwood Vale, Faygate.

Location

The property is positioned within the sough after development of Kilnwood Vale, The development is known for its community spirit and convenient access to local amenities including a primary school, making it a desirable location for families and professionals alike. The location provides easy access to Horsham, Crawley and the M23 opening to a number of commuter routes. Buchan Park just a few moments away offering pleasant country walks.





Property

The property is designed to provide a comfortable and spacious environment and offers modern accommodation. The entrance hall provides spaces for coats, shoes and benefits from a cloakroom. The lounge/diner offers plenty of room for living/dining and features stylish flooring with useful downstairs storage. There is an open plan kitchen which is fitted in a range of grey eye and base level units with integrated appliances and complementing worktops. Patio doors from the reception room lead to the garden.

Upstairs both bedrooms are well-proportioned, the main bedroom features fitted wardrobes with sliding mirrored doors. The contemporary bathroom has the benefit of a shower cubicle as well a bath, catering for everyone needs.

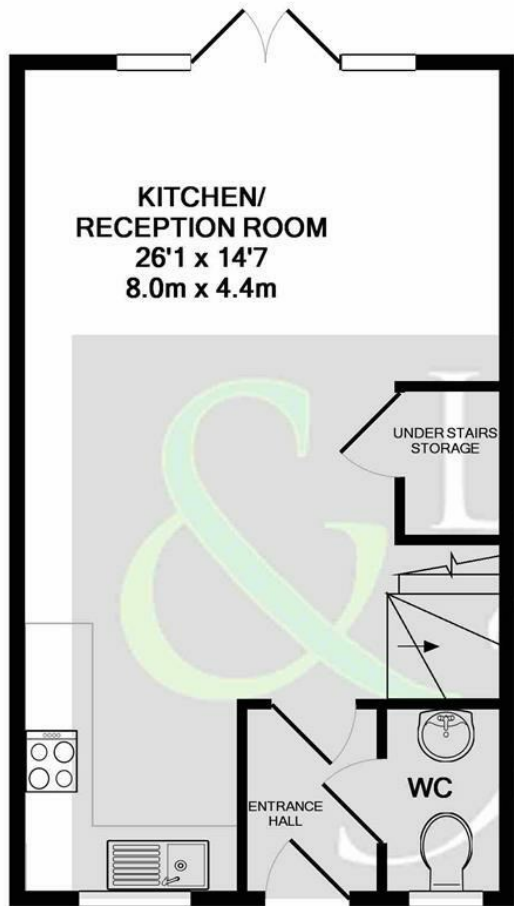
The property is fully double glazed with Gas Central Heating.

Outside

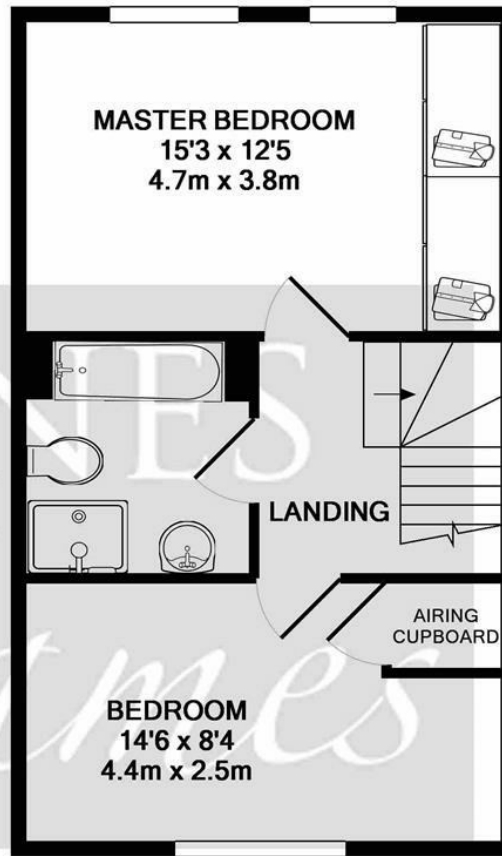
The rear garden is predominately laid to lawn with a patio providing space for relaxing, there is a wooden store and convenient access to the front via a side gate.

Estate Charge = £350 Per Year approximately



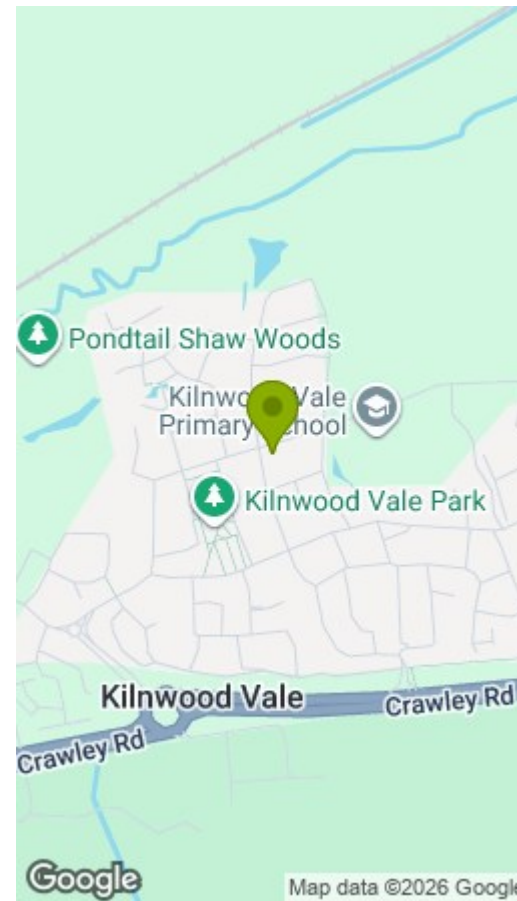


GROUND FLOOR



1ST FLOOR

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A		96	(10-15) A
(81-91) B			(16-20) B
(69-80) C		83	(21-25) C
(55-68) D			(26-30) D
(39-54) E			(31-35) E
(21-38) F			(36-40) F
(1-20) G			(41-45) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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