



Somerset Road
Faygate, RH12 0BY

Guide Price £350,000

*** Guide price £350,000- £375,000 ***

Astons are delighted to offer to the market this very well presented two double bedroom end of terrace house. The property was built in 2022 to an upgraded specification with around £15,000 worth of extras added at the time of purchase. The house is located on the popular, modern Kilnwood Vale development, which is ideally placed between the centres of Horsham and Crawley and is close to Faygate train station and bus routes. The house benefits from a lovely kitchen/dining room to the rear of the house, with French casement doors to the garden, a downstairs cloakroom, fitted wardrobes to both bedrooms and gas radiator heating with a combi boiler. Outside there is an enclosed garden with side and rear access and two allocated parking spaces. EPC rating B. This property is offered to market with no onward chain.



Lounge

Double glazed window to the front with fitted shutters, radiator, storage cupboard, stairs to the first floor, door to:

Inner Hallway

Door to:

Downstairs Cloakroom

White suite comprising a wc, pedestal hand basin with a mixer tap, part tiled walls, heated towel rail, wood effect flooring,

Kitchen/Dining Room

Range of base and eye level white units with work surfaces over and matching splash backs, built in stainless steel oven with a four ring gas hob over, stainless steel back plate and extractor hood above, stainless steel sink unit with mixer tap, integrated Indesit appliances including a fridge/freezer, washing machine and dishwasher, large under stairs cupboard, wood effect flooring, double glazed window, double glazed french casement doors to the garden, radiator, recessed down lighters.



Landing

Double glazed window to the side, access to the loft space, doors to:

Bedroom One

Double glazed window to the rear with fitted shutters, radiator, fitted wardrobes to one wall with plenty of storage and mirror fronted sliding doors.



Bedroom Two

Double glazed window to the front with fitted shutters, radiator, built in wardrobe with sliding mirror fronted doors, built in storage cupboard.



Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin with a mixer tap and tiled splash back, wc, heated towel rail, extractor fan, recessed down lighters.

To The Front

Paved path leading to the front door with garden areas to either side, further paved path to the side leading to the access gate to the rear garden.

Rear Garden

Paved patio adjacent to the house with path leading to the rear and further patio area, lawned area to the side, fence enclosed borders, wooden shed, side access gate to the front and rear access gate leading to the parking area.

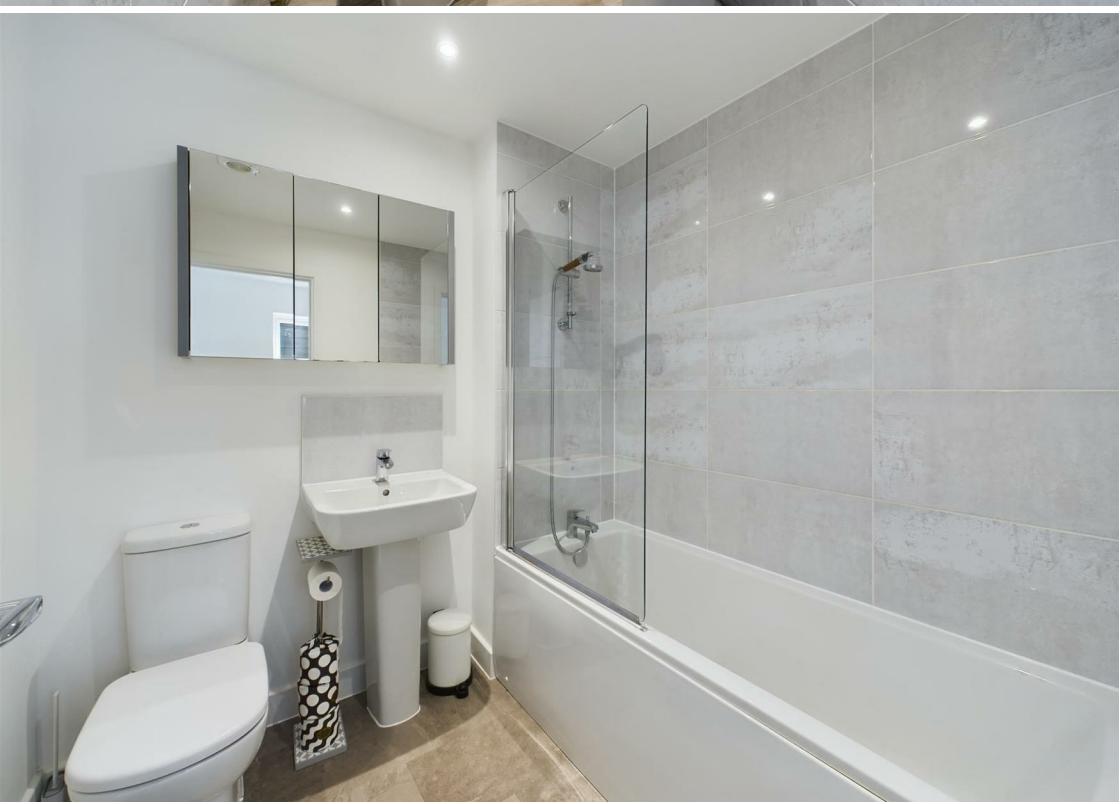


Allocated Parking

There are two allocated parking spaces which come with the property.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether



alterations to the property have necessary regulations or approvals.

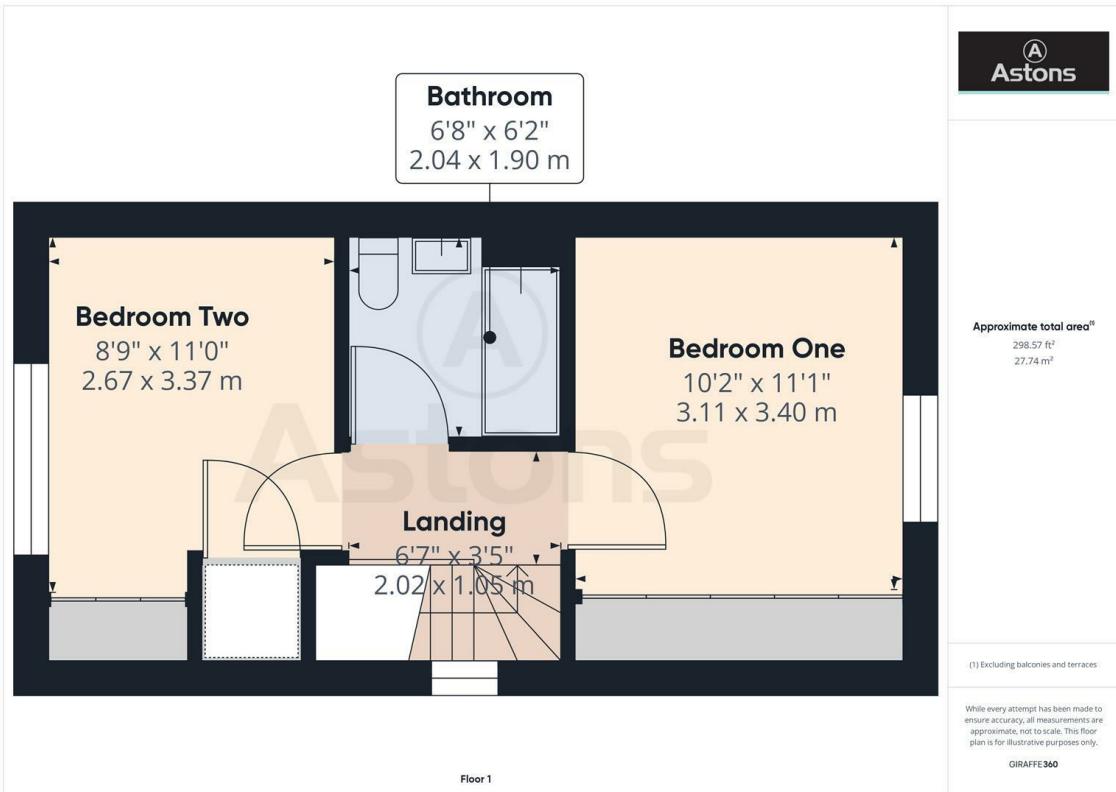
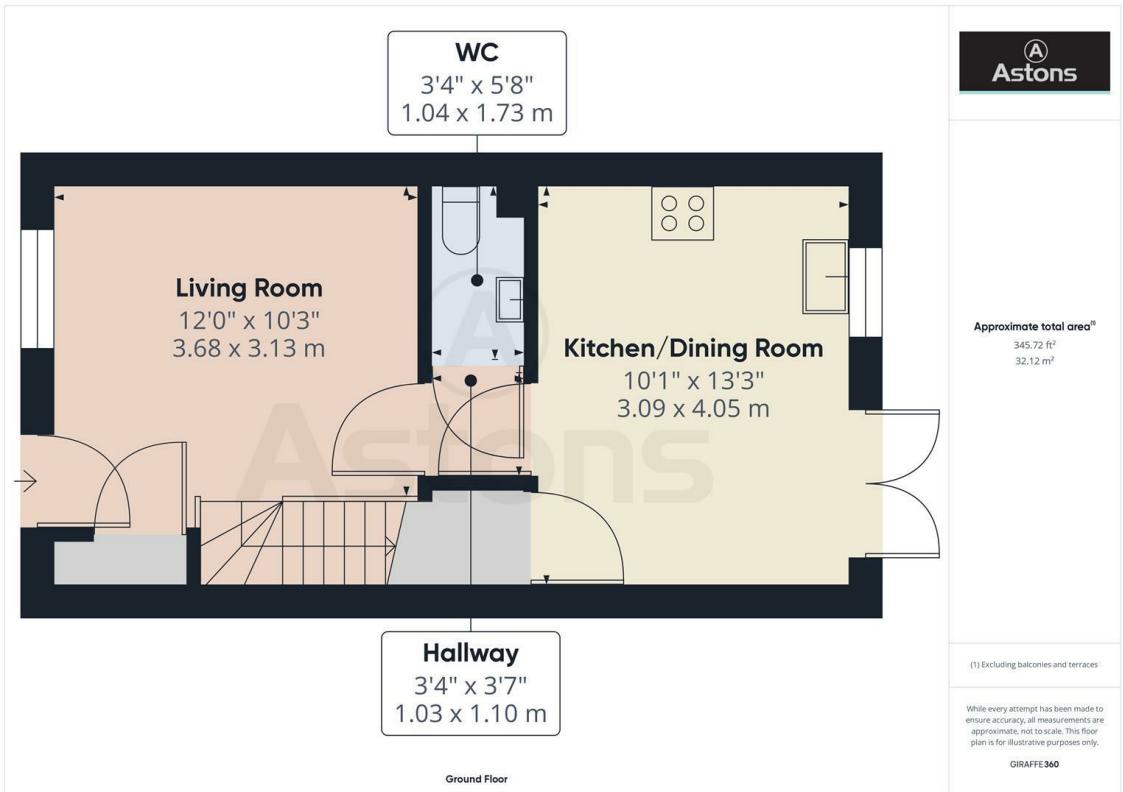
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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