



Clay Vale
Horsham, RH12 0AU

£270,000

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Nestled in the charming area of Clay Vale, Faygate, Horsham, this delightful new build house offers a perfect blend of modern living and comfort. Constructed in 2020, the property provides ample space for both relaxation and entertaining.

As a new build, this home boasts contemporary design features and high-quality finishes throughout. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere. The property is ideal for those seeking a low-maintenance lifestyle, with the benefits of modern insulation and energy-efficient systems.

Entrance Hallway

Composite front door, phone entry system, storage cupboards, double glazed window to rear aspect, vinyl flooring, radiator, doors to;

Kitchen/Living Area

Fitted with a range of floor and eye level units, inset stainless steel sink with drainer, inset eye level cooker, gas hob with glass splash back and stainless steal extractor hood, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, Juliet balcony, double glazed window to rear, vinyl flooring, radiator.

Bathroom

White suite comprising of w/c, hand basin, panel enclosed bath with Aqualisa shower and shower screen, obscured double glazed window to rear, heated towel rail, part tiled walls, vinyl flooring, extractor fan.

Bedroom One

Obscured double glazed window to front aspect, radiator, door to;

Ensuite Shower Room

White suite comprising of w/c, hand basin, shower cubicle with shower attachment, heated towel rail, part tiled walls, vinyl flooring, extractor fan.

Bedroom Two

Double glazed window to rear, radiator.

Parking

One allocated parking space to side of the property, multiple visitor bays.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

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 £200 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.



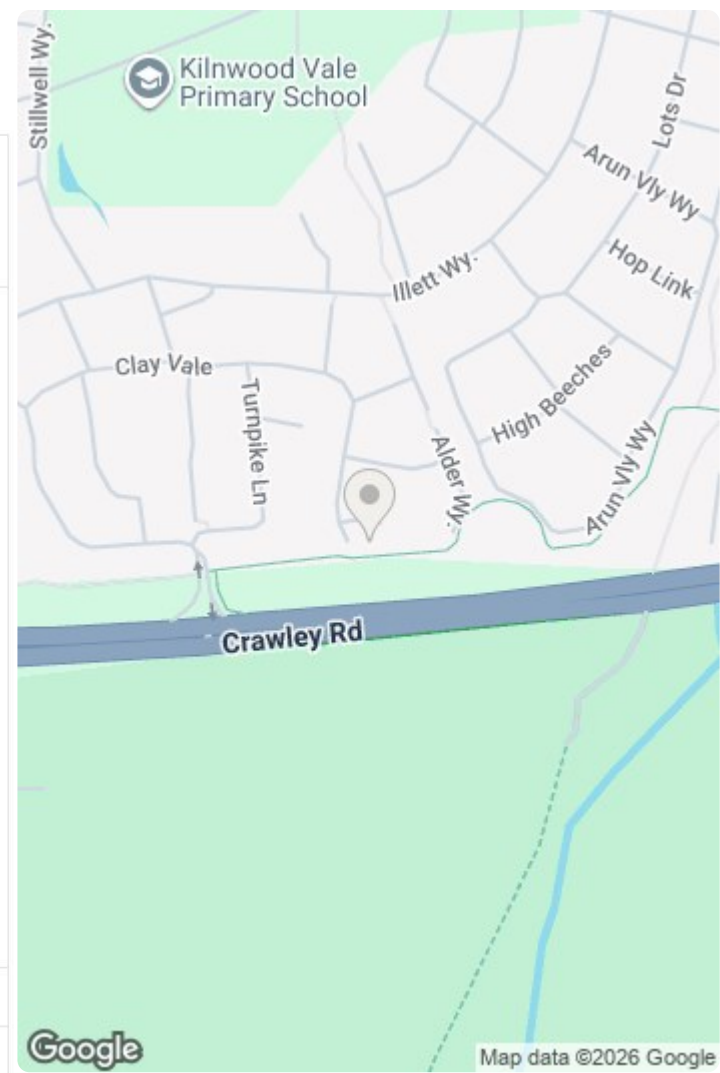


Approximate total area⁰¹
717 ft²
66.7 m²

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

