



TMS

ESTATE AGENTS



18 Illett Way
Faygate, Horsham, RH12 0AJ

£630,000



TMS Estate Agents are delighted to offer for sale this 4 bedroom detached house in the new Kilnwood Vale development, at Faygate, Horsham.

Much improved by owner with a beautiful landscaped garden, an external cinema room with air conditioning installed, CCTV installed and repainted/decorated (2023).

Highly desirable 'Goldfinch' design, and position close to the Neighbourhood Park, 2 years NHBC warranty remaining.

Planning permission granted for a potential further extension - please contact us directly for full details and drawings.

Accommodation is spread across 2 floors and includes:

- * Hallway
- * Downstairs Cloakroom
- * Lounge: 5.56m x 3.73m (max) (18' 3" x 12' 3")
- * Kitchen/Breakfast Room: 5.17m x 3.46m (17' x 11' 4")

FIRST FLOOR

- * Landing
- * Bedroom 1: 3.88m x 2.97m (12' 9" x 9' 9")
- * En-Suite to Bedroom 1: 2.94m (inc shower cubicle) x 2.23m (9' 8" x 7' 4")
- * Bedroom 2: 3.3m x 2.96m (10' 10" x 9' 9")
- * Bedroom 3: 4.73m (exc cupboard depth) x 2.57m (15' 6" x 8' 5")
- * Bedroom 4 / Dressing Room: 3.37m (into bay) x 3.2m (11' 1" x 10' 6")

OUTSIDE

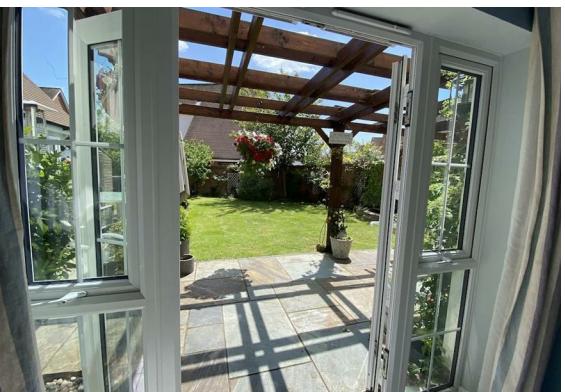
- * Driveway and Parking Bay
- * Front Garden
- * Detached Outbuilding: 5.87m x 2.7m (19' 3" x 8' 10")

Currently used as a Cinema Room, previously used as a gym. Permission granted in 2021 to use as habitable living space.

- * South-Facing Landscaped Rear Garden

Beautiful sunny position with well-established trees, plants, shrubs for a recently built property. Patio and laid to lawn areas, pergola, water feature, shed, side access.





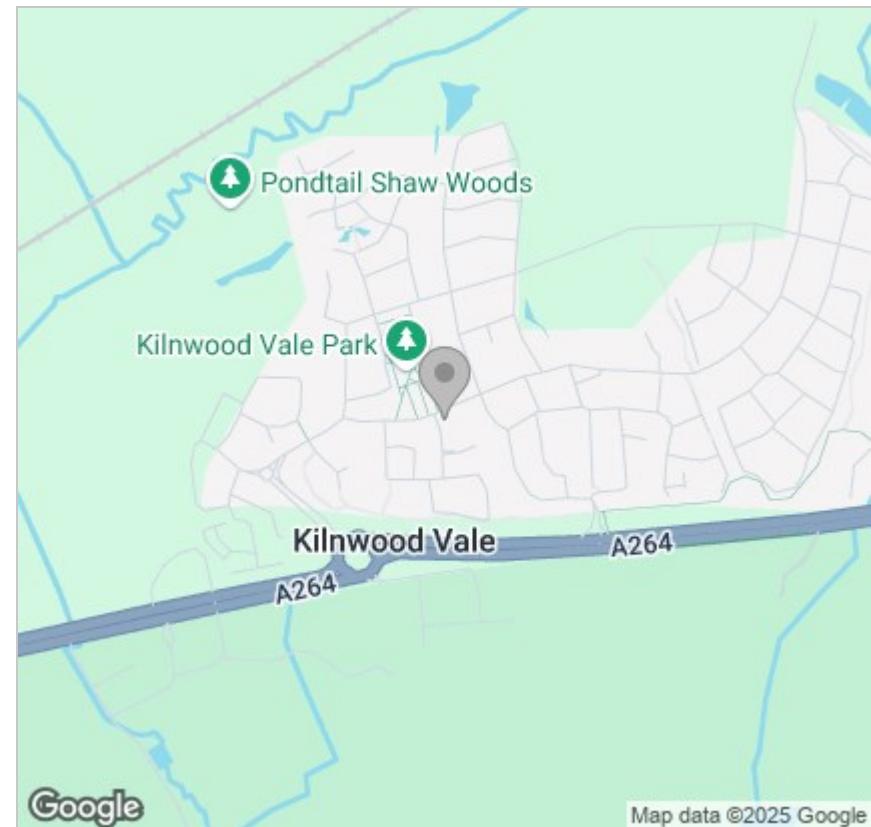
Floor Plan



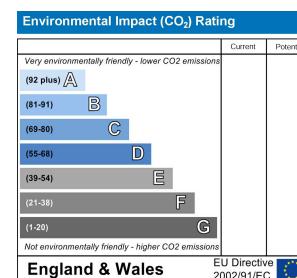
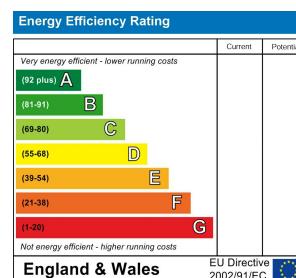
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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