



**OSBORN  
FRANKLING**

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**Mill Pond Lane, Kilnwood Vale, Faygate, Horsham, West Sussex RH12 0AQ**

**£187,500 (Shared Ownership)**

- **Two Double Bedroom First Floor Apartment**
- **Open Plan Living, Dining and Kitchen**
- **Gas Fired Central Heating**
- **Access to the Countryside Walks**
- **Balcony**
- **Established Development with Recreational Grounds**
- **Walking distance to Kilnwood Primary School**
- **Total Floor Area Approx 71.9 sq m/ 774 sq ft**

Beautifully presented first floor apartment with two double bedrooms, direct access to stunning countryside walks, established communal gardens with recreational grounds including two childrens parks and a multi-court. The property benefits from having allocated parking space, bicycle store and balcony.

Kilnwood Vale is perfectly positioned with direct access to the A24, A23, M23 and Gatwick airport. Horsham, a historic market town is approximately 5 miles away and Crawley with its extensive shopping and leisure facilities is approximately 4 miles away.

Kilnwood Vale Development is a vibrant community continually evolving with a range of events for its residents. With excellent road links, countryside and village pubs to explore on your doorstep, conveniently placed between the historic market town of Horsham and modern town of Crawley... This could be the perfect place for you to call home.

**Accommodation Comprises of:** Telephone camera intercom system.

**Porch Area:** with wooden door, with high security locks.

**Entrance Hall:** Radiator. Large storage cupboard. Doors to:

**Open Plan Kitchen, Living and Dining Area:**

**Kitchen Area:** Comprising of white high gloss wall and base units with wood effect laminated work surfaces. One and half bowl sink and drainer unit. Integrated washer dryer, dishwasher, and fridge freezer. Electric oven with gas hob and extractor fan.

**Living/ Dining Area:** Two radiators. Patio sliding door to balcony. TV, satellite and telephone points.

**Bedroom 1:** Radiator. Double-glazed window overlooking communal gardens. TV, satellite and phone points.

**Bedroom 2:** Radiator. Two double-glazed windows with views towards countryside. TV/ satellite point.

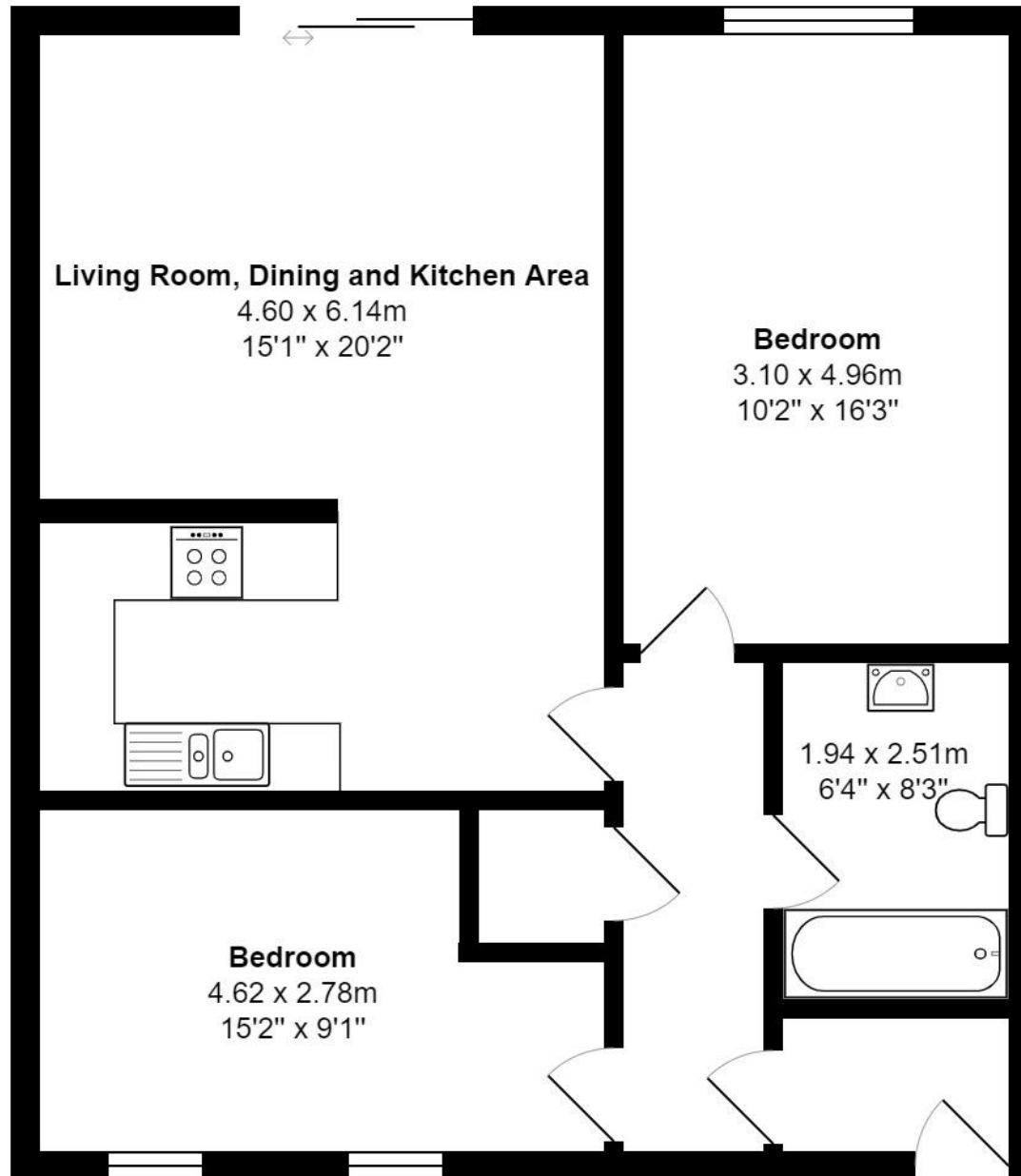
**Bathroom:** Pedestal wash hand basin. Push button W.C. Bath, with shower over. Tiled walls. Radiator/ towel rail.

**Outside**

**Balcony** with decking, glass and cast-iron railings overlooking the communal gardens.

**Communal Gardens:** excellently maintained gardens with ponds, and footpaths leading to countryside walks.

**Agents Notes:** Approximately 119 years remaining on the lease.  
Service charges: Approximately £87.81



Total Area: 71.9 m<sup>2</sup> ... 774 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Osborn Frankling Estate Agents

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*N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.*