



**Beaumont House, Bricklayer Lane, Kilnwood Vale,  
Faygate, West Sussex RH12 0AA**

  
**MARTIN&CO**

## Bricklayer Lane, Kilnwood Vale

- Top floor apartment
- Open plan living
- En-suite to master bedroom
- Garage and private driveway
- Juliet balcony
- Security phone/video entry system
- No chain above

Martin & Co are delighted to offer this two double bedroom top floor apartment situated in the popular development of Kilnwood Vale, Faygate. The property benefits from a large garage and private parking, and stunning views. Viewing highly advised.

Video and phone entry system, communal door with stairs to top floor landing.

Wood panelled front door to entrance hall: Wall mounted video, phone entry system, double glazed window, radiator, storage cupboard, access to loft space, doors to:

Open plan kitchen/diner and living room, comprising a range of eye and base level units, stainless steel sink/mixer taps integrated fridge/freezer, washing machine, dishwasher, Bosch oven, gas hob and extractor above, under cupboard



down lights, double glazed windows and patio doors to Juliet balcony, two radiators.

Bedroom one: Double room with double glazed window, built-in mirrored wardrobes, radiator, with door to en-suite shower room comprising walk-in shower cubicle, low level WC, wash hand basin/mixer taps, heated chrome towel rail, shaver point and extractor fan.

Bedroom two: Double room with double glazed window, radiator.

Family bathroom comprising a white suite, panel enclosed bath, shower attachment above, low level WC, wash hand basin/mixer taps, heated chrome towel rail, part tiled walls, shaver point, extractor fan.

Outside: Large single garage with up and over door and parking to the front of garage.

The vendor has supplied the figures below. However, we suggest the purchaser clarify these with their conveyancer before entering into an exchange of contracts.

Ground Rent £250 a year

Service Charge £147.59 per month

Lease - 125 years from 1st Jan 2015 - 118 year remaining



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Approximate total area<sup>(1)</sup>  
723.12 ft<sup>2</sup>  
67.18 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Approximate total area<sup>(1)</sup>  
203.82 ft<sup>2</sup>  
18.94 m<sup>2</sup>

## Martin & Co Horsham

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.