



## 2 Brockwell Cottage Faygate Lane, Faygate

Guide Price £470,000

## 2 Brockwell Cottage Faygate Lane

Faygate, Horsham

This delightful three bedroom character cottage is situated in the village of Faygate and has access to nearby Horsham town, Gatwick Airport, commuter routes to the capital as well as open countryside and a selection of well regarded local schools.

To the ground floor; a reception hallway with solid oak flooring welcomes you and then leads into the sitting room which has an aspect to the front of the property and centres around a brick built fireplace which incorporates a log burner - ideal for crisp winter evenings. Further reception space includes a family/dining room which has stylish contrasting tones as well painted floor boards and a cast iron fireplace. Double doors lead through to the garden room/conservatory where you can enjoy fine views over the rear gardens.

The kitchen has a range of wall and base cabinets with contrasting timber work surfaces running through, there is space for a range style cooker with an extractor hood along with a porcelain butler style sink and space for freestanding appliances. The bathroom has a freestanding rolltop bath with a classic mixer tap as well as a separate rainfall showerhead, there is a wash hand basin and a low level WC - all of which is complimented with stylish tiling.

To the first floor there are three bedrooms; the main bedroom has an aspect to the front of the property and features fitted cupboard and wardrobe space as well as having an ensuite cloakroom with a low-level WC and wash hand basin. Two further bedrooms enjoy an aspect to the rear of the property.

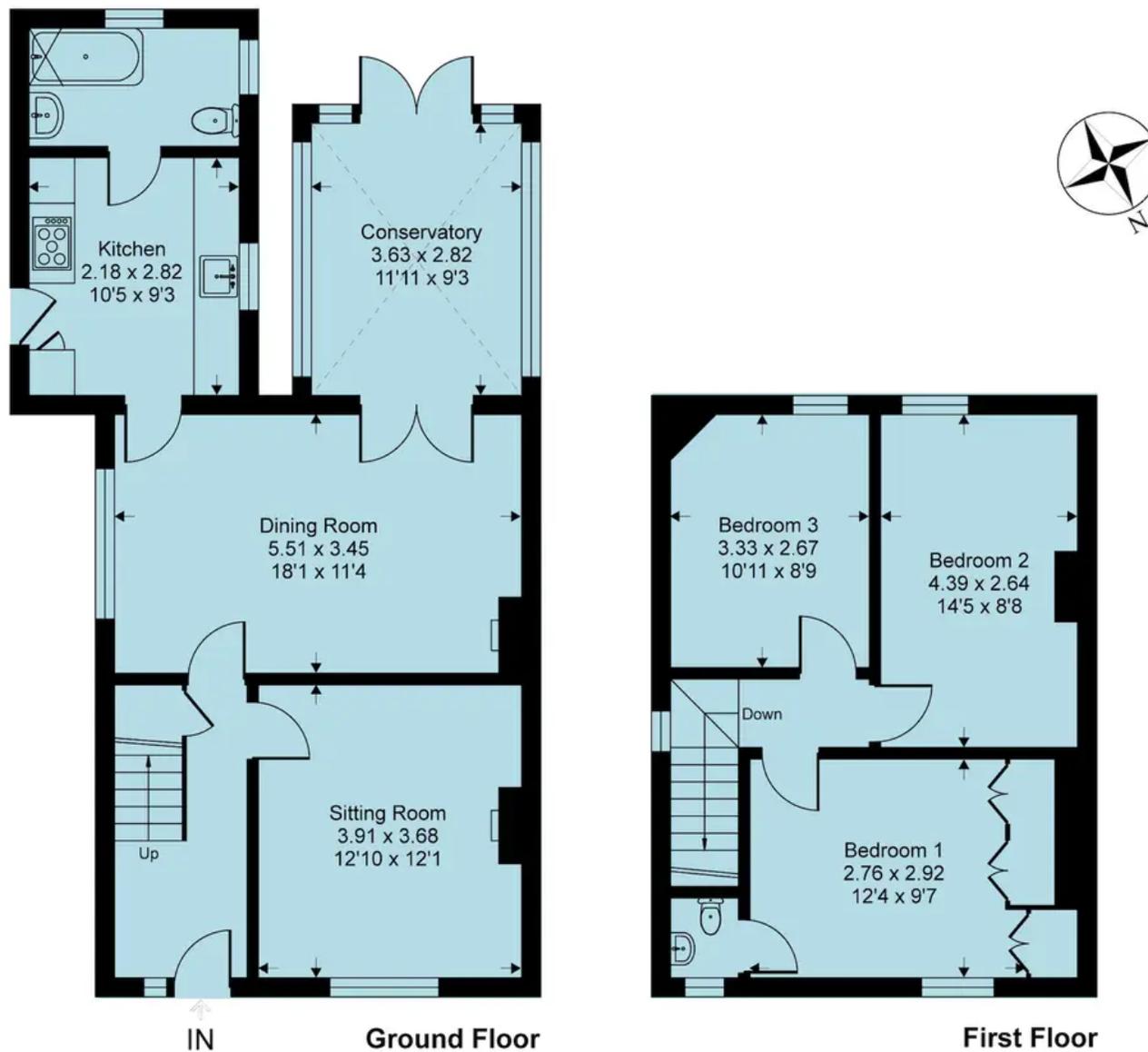
Council Tax band: E

Tenure: Freehold



# Brockwell Cottage, RH12

Approximate Gross Internal Area = 107 sq m / 1155 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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