



**Carylls Cottages, Faygate, West Sussex, RH12 4SQ.  
Guide Price £400,000 - £425,000 Freehold**

- Access to London, Gatwick and Brighton
- Two / Three Bedrooms
- Semi Detached Property
- Potential To Add En -Suite
- Large Garden
- Loft Room
- EPC E
- Viewing Recommended

## DELIGHTFUL PERIOD PROPERTY -

This extended home is set in a popular village location. Lovely garden, loft extension, gorgeous bathroom, a must see home.



The reception porch invites you in and guides you to the dining room, which features a cozy fireplace. This space flows into an sitting room with a bay window at the front and an additional working fireplace, perfect for relaxation.

The kitchen/breakfast room is well-appointed with a variety of wall and base units, complemented by contrasting wooden work surfaces. It offers space for appliances and a breakfast or dining table, with tiled flooring enhancing its appeal. Double doors open directly onto the rear garden, and the double aspect windows fill the room with natural light, creating a bright and airy atmosphere.



On the first floor, you will find two bedrooms and a well-equipped family bathroom. The bathroom features a bathtub, a separate walk-in shower, a low-level WC, and a wash hand basin, all finished in white bathroom ware with classic chrome fittings and tiled flooring.

A further staircase leads to a loft conversion, where the master bedroom benefits from a double aspect with windows at the rear offering lovely views over the garden. There is also potential to add an en suite shower room.

Faygate offers easy access to Crawley and Horsham both great transport links to London and South Coast. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the A24 and A264 leading to the M23/M25.

There is a thriving restaurant and cafe scene in the market town of Horsham, from familiar chains to independent and award - winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year including musical performances on the bandstand.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

Main services include, water and electricity  
The heating is oil fired central heating.

For viewing arrangements, please call the Horsham Branch  
01403 248222.





## Martin & Co Horsham

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