



Willow Street, Kilnwood Vale, West Sussex

2 1 1

Asking Price £400,000

kw HAYLEY GEORGIU
Property

- Built in 2017 by Crest Nicholson, with remainder of NHBC warranty included
- Bright, triple-aspect open-plan lounge, kitchen, and dining area
- Garage and allocated parking for 1-2 vehicles
- Two spacious bedrooms, each with built-in wardrobes
- Large family bathroom with bathtub and separate shower
- Newly landscaped, low-maintenance east-facing garden with patio
- French doors leading to garden, perfect for indoor-outdoor living
- Just minutes' walk to Kilnwood Vale Primary (Ofsted-rated 'Good')
- Ideal for first-time buyers, couples, or young families

Welcome to this bright and inviting 2-bedroom semi-detached home in Kilnwood Vale, where style, convenience, and community meet. Built in 2017 by Crest Nicholson, and with an effortless blend of contemporary design and low-maintenance features, this property is perfect for first-time buyers, couples, and young families ready to settle into an up-and-coming community.

Step Inside

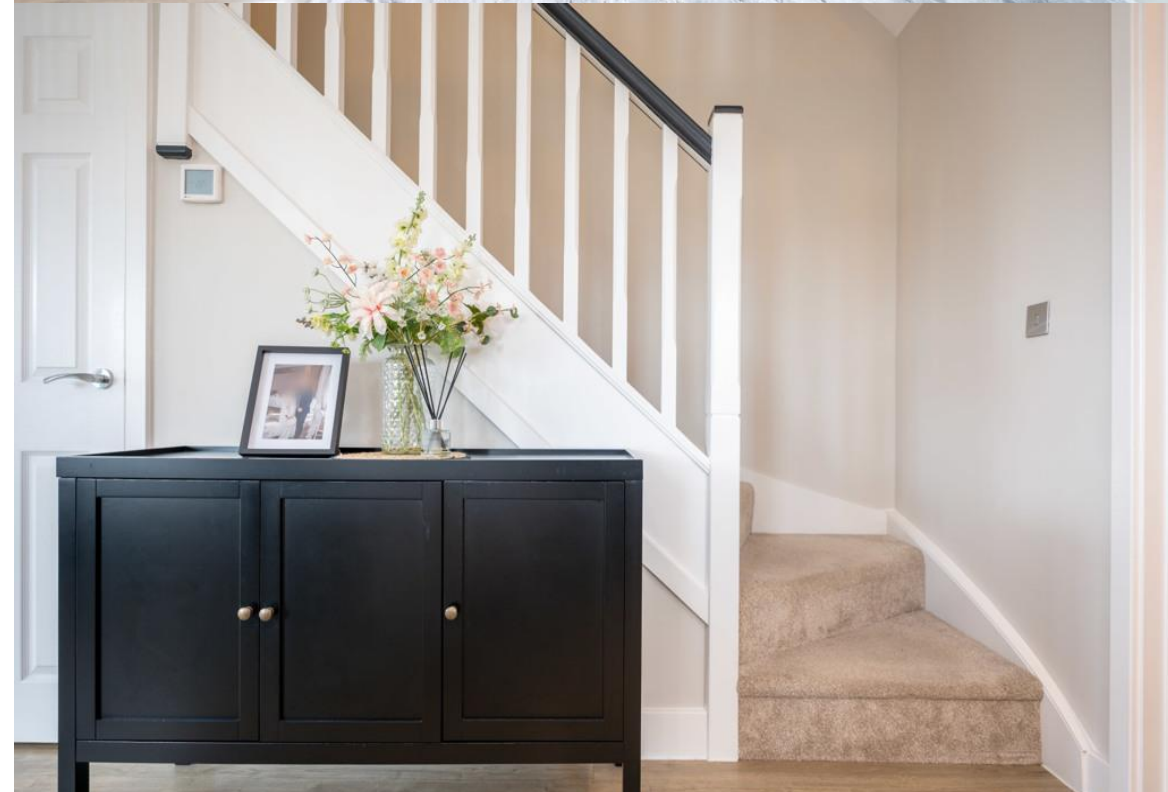
Upon entering, you'll feel the warmth of the open-plan living space, framed by triple-aspect windows that fill the lounge, kitchen, and dining area with natural light. The kitchen is equipped with everything you need, including an integrated washing machine, dishwasher, fridge and freezer. With ample room for a dining table and seating area, this space is ideal for hosting friends or family gatherings. French doors open onto the rear garden, seamlessly extending your living space outdoors. Additionally, there's a downstairs WC, plus a handy under-stairs cupboard, perfect for storing essentials.

Upstairs Sanctuary

The first floor offers a peaceful retreat with two well-appointed double bedrooms. The principal bedroom, complete with built-in wardrobe and garden views, provides a tranquil escape. The second double bedroom, also featuring a built-in wardrobe, makes an ideal children's room, guest room, or home office. A spacious family bathroom with both a bathtub and a separate shower cubicle adds a touch of luxury to your daily routine.

Outdoor Oasis

Enjoy the east-facing garden, newly landscaped with low-maintenance astroturf and a patio area that's perfect for outdoor dining and relaxation. A storage shed and gated side access add practicality, while the nearby garage and parking area make coming and going easy and convenient.





Practical Touches

With allocated parking for one to two vehicles, a rear garage, and the remainder of the NHBC warranty, this home provides both comfort and peace of mind. Plus, the property is just a few minutes' walk from the highly regarded Kilnwood Vale Primary School (Ofsted-rated 'Good', and 'Outstanding for Early Years'), making it a perfect location for young families.

Discover a lifestyle of comfort, convenience, and community in this superb home. Contact Hayley Georgiou today for a viewing, and let your family's journey into a bright future begin here.

About Kilnwood Vale

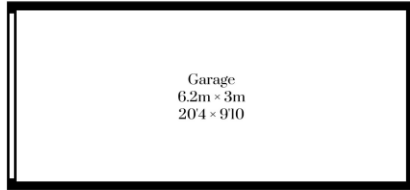
Kilnwood Vale is a vibrant, new-build community nestled between Horsham and Crawley, offering the perfect balance of peaceful countryside living with easy access to essential amenities.

The development boasts parks, play areas, and a primary school rated 'Good' by Ofsted ('Outstanding' for early years) making it a popular choice for young families.

Excellent transport links are nearby, with the M23 and major train stations providing easy access to London, Gatwick, and the south coast. Bus services connect you to Crawley, Horsham and Worthing, and the number 200 bus service links you with Gatwick Airport in just 20 minutes, 24 hours a day.

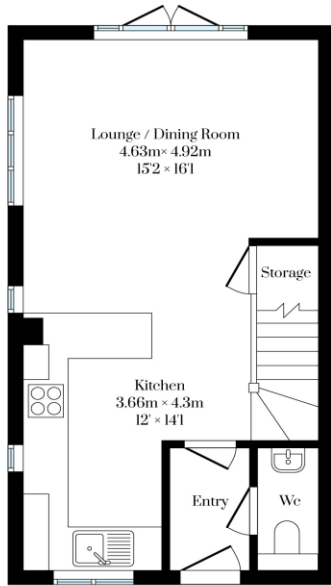
Local schools, shops, and leisure facilities are just a short distance away, ensuring you have everything you need within reach. This charming property offers the ideal lifestyle for those looking to settle into a thriving community, with the convenience of modern living and the charm of the West Sussex Countryside right on your doorstep.



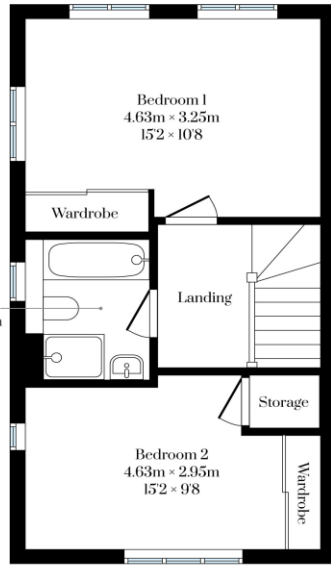


Willow Street -
Kilnwood Vale

Approximate Floor Area
Ground Floor: 42sq m / 452 sq ft
1st Floor: 39 sq m / 420 sq ft
Total: 81 sq m / 872 sq ft



Ground Floor



1st Floor

None

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		117
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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