

NOTE: Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property.

WOOLDLANDS ESTATE AGENTS ON 01403 270270.

TO ARRANGE A VIEWING PLEASE CONTACT

an EPC.

not responsible for any information provided on

Energy Assessor and Woodlands Estate Agents are

EPC's are carried out by a third-party qualified

Energy Performance Certificate (EPC) disclaimer:

before viewing this property.

affect your decision to buy, please contact us

if there are important matters likely to

illustration purposes only and may not be to

scale. If three illustrations are applied to

plans are included they are for guidance and

not be relied upon for furnishing purposes. If floor

plans are included they are approximate and should

not be relied upon for furnishing purposes. If fittings

out, nor the service has not been carried

out, a detailed survey has been prepared as a general

sales particulars have been prepared to inform prospective

buyers that these like to inform prospective

Woodlands Estate Agents Disclaimers: we would

like to inform prospective purchasers that these

like to inform prospective

Woodlands Estate Agents website.

COUNCIL TAX: Band D.

right hand side.

into Faygate. The property can be found on the

carriageway to the next roundabout and turn left

towards Crawley. Proceed along this dual

roundabout turn right and take the road

the roundabout turn right and take the road

third exit which is a continuation of Hawwood

Hawwood Road. At the next roundabout take the

bridge, at the roundabout take the third exit into

North Street, past the station and over the railway

bridge, at the roundabout take the third exit into

Harwood Road. At the roundabout take the

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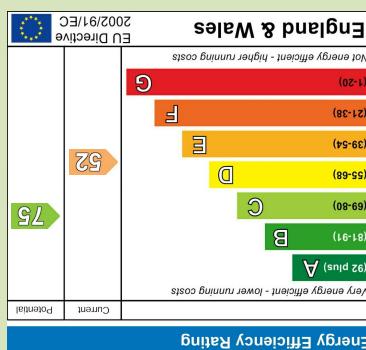
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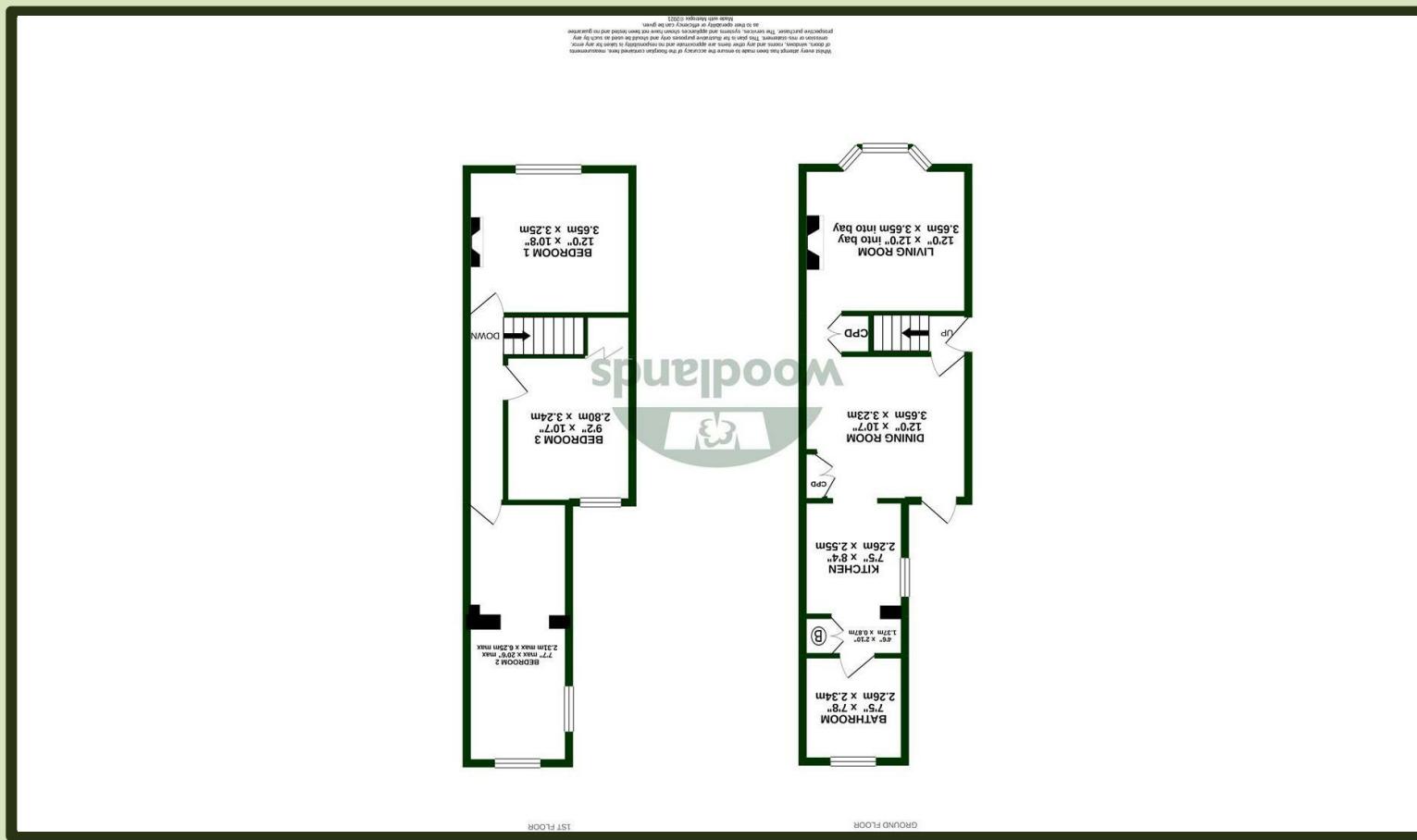
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woodlands
Tel: 01403 270270

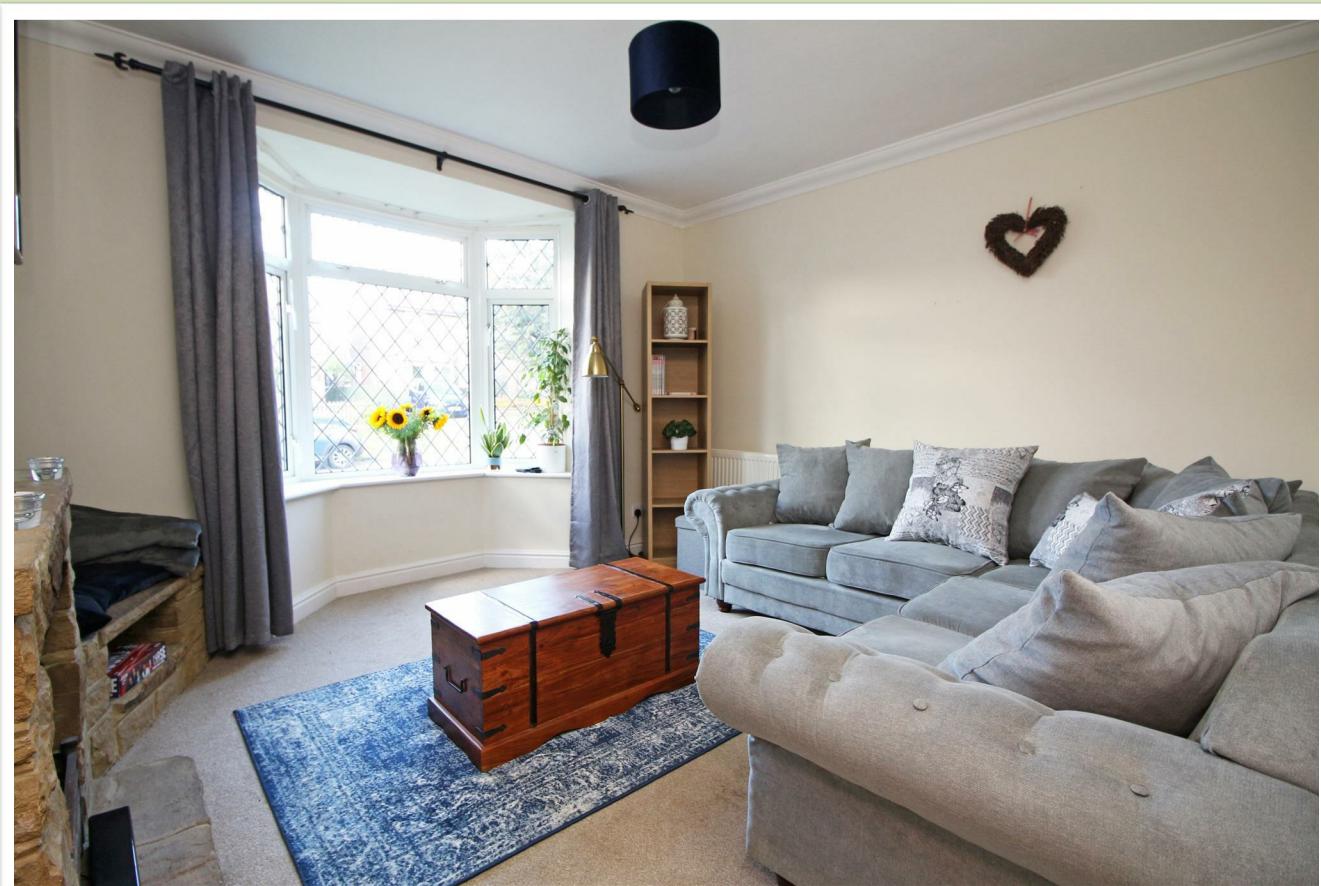


16 Carylls Cottages Faygate Lane, Faygate, West Sussex, RH12 4SQ



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woodlands



Located within easy walking distance of Faygate train station and set within this charming semi-rural village, this is a delightful three double bedroom end of terrace period home extended to afford a good degree of living and sleeping accommodation arranged over two floors, with scope to further extend if desired (stpp).

Faygate is a quaint village setting, with a well-stocked village store, community hall and the popular Holmbush Inn pub. The house is ideally positioned between the historic market town of Horsham with a host of independent shops, bars and restaurants and the popular town of Crawley with an abundance of amenities and easy access to major transport links including the M23 and Gatwick Airport.

Accessed via a side entrance door, this period property opens into a spacious dining room with glazed door leading out to the rear of the property. The first thing to note when entering the property is that it is bright and spacious and is in good decorative order throughout, but also offers a blank canvas for those that wish to put their own stamp on the property. The kitchen has a good range of base and wall units. To the rear of the ground floor is a large bathroom with shower and bath, and to the front is a separate living room with feature bay window.

To the first floor are three generous double bedrooms and there is scope to extend into the loft as other neighbours have done so, subject to the relevant planning permissions. The property benefits from having uPVC double glazing and an oil-fired central heating system. The rear garden is extensive and affords an excellent space to enjoy outdoor entertaining, and could also easily accommodate the addition of a home office or study if desired.

Accommodation with approximate room sizes:

ENTRANCE HALL

DINING ROOM 12' x 10'7" (3.66m x 3.23m)

LIVING ROOM 12' max 11'2" min x 12'1" max 10'7" min (3.66m max 3.40m min x 3.68m max 3.23m min)

KITCHEN 7'5" x 8'4" (2.26m x 2.54m)

BATHROOM 7'5" x 7'8" (2.26m x 2.34m)

FIRST FLOOR

LANDING

BEDROOM ONE 12' max 11'2" min x 10'8" (3.66m max 3.40m min x 3.25m)

BEDROOM TWO 7'7" max x 20'6" max (2.31m max x 6.25m max)

BEDROOM THREE 9'3" x 10'8" (2.82m x 3.25m)

OUTSIDE

FRONT GARDEN

LARGE REAR GARDEN

SCOPE TO FURTHER EXTEND (STPP)



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