



Kilnwood Close, Faygate, West Sussex, RH12 0AN



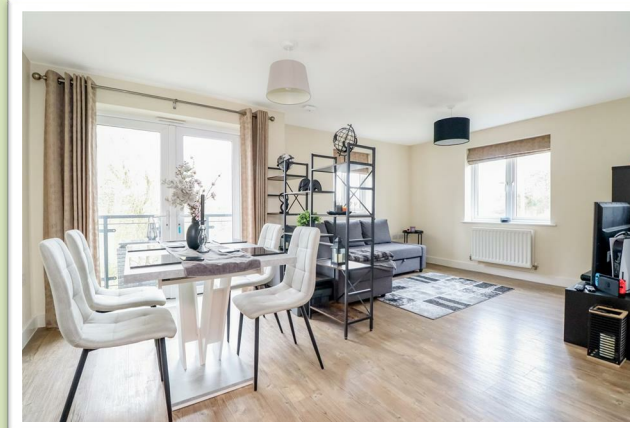
woodlands



Situated in the thriving and family-friendly area of Kilnwood Vale, this beautifully presented two-bedroom first-floor apartment offers modern living in a highly convenient location, ideal for young professionals, first-time buyers, and commuters alike. With excellent access to Crawley, Horsham, and Gatwick Airport, as well as nearby Faygate Train station providing services to London, the property is perfectly placed for those needing strong transport links while still enjoying a welcoming modern community setting.

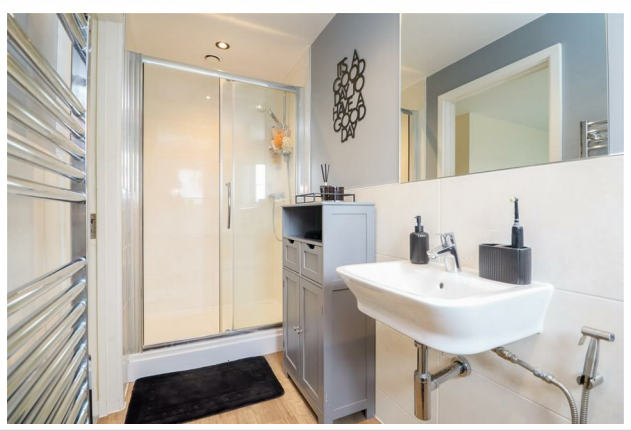
The apartment itself is positioned in a very attractive position, overlooking a lake and woodland. The apartment centres around a bright and spacious dual-aspect open-plan living area, designed to maximise natural light. Two windows to one side, along with a further window and French doors, opening onto a private balcony that enjoys beautiful views over the lake and countryside beyond- creating an ideal space to relax or entertain. The contemporary kitchen is fitted with a modern range of wall and base units, incorporating integrated appliances including an oven and hob with extractor hood, fridge/freezer, washing machine, and dishwasher. There is also ample space for a dining table within the living area.

A secure communal entrance with entry phone system leads to stairs rising to the first floor. A spacious entrance hall provides generous built-in cupboard space and access to all rooms. The property offers two comfortable double bedrooms, including a principal bedroom with dual-aspect windows, a dressing area with twin double wardrobes and its own ensuite shower room, alongside a separate bathroom serving the second bedroom. The apartment benefits from double glazing and dual-zoned gas-fired central heating throughout.



Outside, there is an allocated parking space as well as plenty of visitor parking, along with a lockable bike store located next to the car park. Kilnwood Vale has been thoughtfully designed as a community-focused development, featuring a local primary school, playground, basketball court, and five-a-side football pitch, along with attractive green spaces and walking routes. With everyday amenities close by and excellent transport connections to nearby towns and London, this property offers a superb balance of convenience, lifestyle, and modern living.

PLEASE NOTE: The vendor informs us the service charge for 2026 is higher than normal due to repairs. The service charge for 2025 was £1,663.99. Our vendors believe the service charge should reduce back down for the following year.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

SECURE VIDEO ENTRY SYSTEM

COMMUNAL ENTRANCE

STAIRS TO FIRST FLOOR

FRONT DOOR TO:

ENTRANCE HALL 9'02" x 15'03" (2.79m x 4.65m)

OPEN PLAN LIVING ROOM/KITCHEN 17'09" x 20'02" (5.41m x 6.15m)

BEDROOM ONE 11'05" x 17'06" (3.48m x 5.33m)

EN-SUITE SHOWER ROOM 11'02" x 3'11" (3.40m x 1.19m)

BEDROOM TWO 13'04" x 8'05" (4.06m x 2.57m)

BATHROOM 5'06" x 7'0" (1.68m x 2.13m)

OUTSIDE

ALLOCATED PARKING

VISITOR PARKING

COMMUNAL GROUNDS

OUTGOINGS

LEASE TERM: 125 YEARS FROM 01.01.2015

LEASE LENGTH: 114 YEARS

SERVICE CHARGE: £2,354.58 (2026)

HIGHER THIS YEAR DUE TO REPAIRS

2025 SERVICE CHARGE WAS £1,663.99

GROUND RENT: £250 PER ANNUM

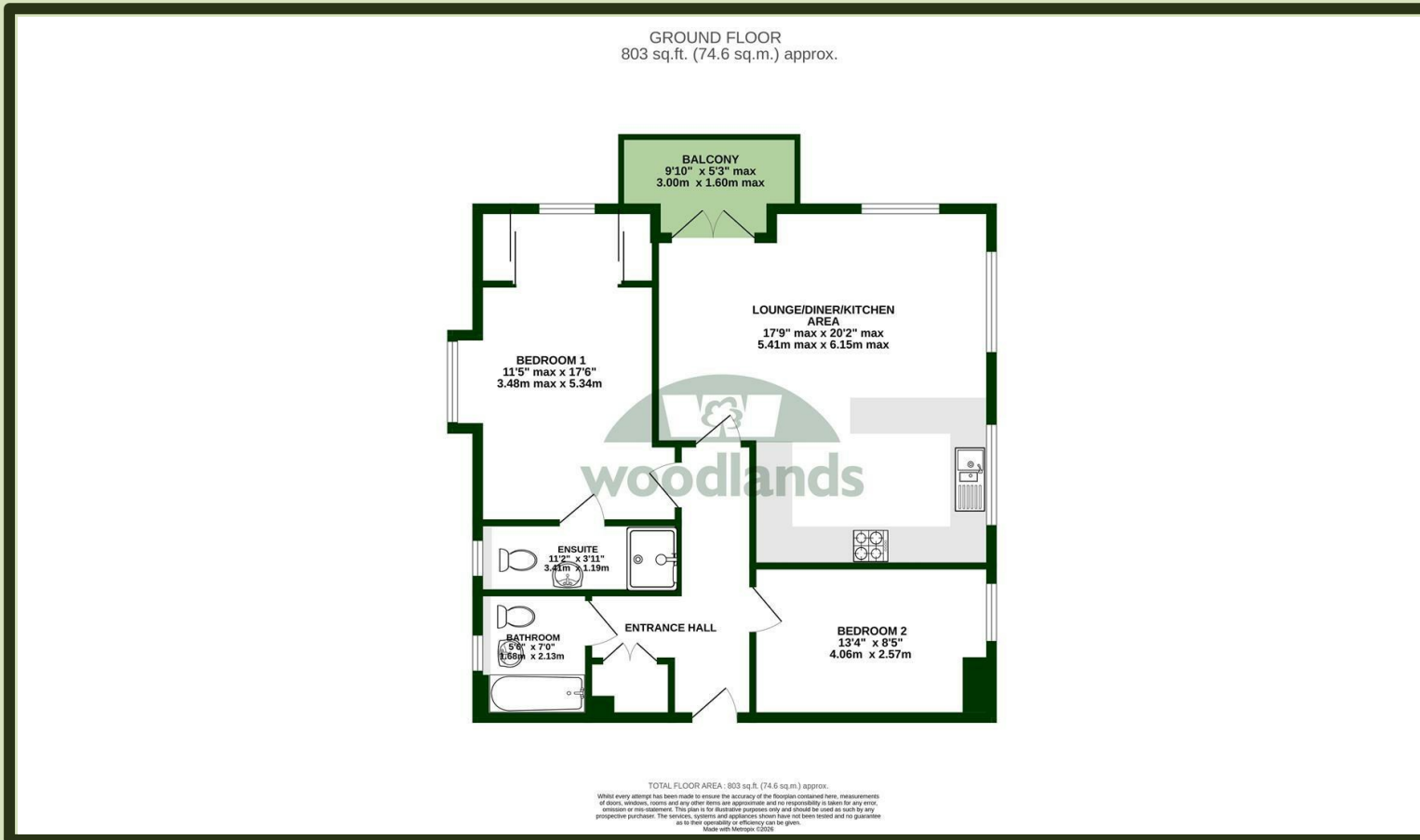
NO ONWARD CHAIN



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LOCATION: This modern development at Faygate is in a convenient location between the two West Sussex towns of Horsham and Crawley. Close to Faygate with its popular pub and easy to reach train station, Kilnwood Vale has excellent transport and commuter links and a great choice of facilities and amenities in the two nearby towns. Located just off the A264 and approximately 3 miles from Crawley and Horsham, both accessible by regular bus services. Junction 11 of the M23 is within easy reach linking to the M25 for London and A23 to Brighton. Gatwick Airport is also within easy reach just North of Crawley.

DIRECTIONS: From Horsham proceed in a Northerly direction along the A264 heading towards Crawley. Continue straight over the first roundabout. At the second roundabout (by Travis Perkins) take the first exit into Calvert Link. Follow the road round and take the third turning on the left into Kilnwood Close.

COUNCIL TAX: Band C.

EPC Rating: B

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

