ASTONS



Spruce Hill Brook
Horsham, RH12 0DY

£415,000

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Nestled in the charming area of Spruce Hill Brook, Faygate, Horsham, this delightful new build house offers a perfect blend of modern living and comfort. The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by a welcoming reception room that provides a versatile area for relaxation or entertaining guests. The contemporary design and thoughtful layout ensure that every corner of this home is both functional and inviting. Built in 2022, this property benefits from the latest building standards, offering energy efficiency and modern amenities that cater to today's lifestyle.

The location in Faygate is particularly appealing, providing a tranquil setting while still being conveniently close to local amenities and transport links. This makes it an excellent choice for those who appreciate the balance of peaceful living with easy access to the vibrant town of Horsham.

Entrance Hall
Composite front door, storage cupboard, wood laminate flooring, radiator, stairs to first floor landing, doors to;

Kitchen
Fitted with a range of floor and eye level units, inset stainless steel sink with mixer tap and drainer, integrated washing machine and dishwasher, integrated fridge/freezer, electric cooker, stainless steel gas hob with glass splash back and stainless steel extractor hood, wood laminate flooring, double glazed window to front aspect.

Downstairs W/C
White suite comprising of w/c, hand basin with tap and tiled splash back, extractor fan, radiator, vinyl flooring.

Lounge/Diner
Double glazed french doors to garden, radiator, coving.

First Floor Landing
Radiator, doors to;

Bedroom Two
Double glazed window to rear aspect, radiator.

Bedroom Three
Double glazed window to front aspect, radiator.

Bathroom
White suite comprising of panel enclosed bath with shower attachment and glass shower screen, w/c, pedestal hand basin with tap, part tiled walls, heated towl rail, extractor fan, vinyl flooring.

Bedroom One
Landing with double glazed window to front aspect and stairs to second floor bedroom, double glazed window to front aspect, built in waredrobes, door to;

En-suite Shower Room
White suite comprising with glass shower cubicle with shower attachment and tiled walls, w/c, pedestal hand basin with tap, heated towel rail, extractor fan, vinyl flooring.

Rear Garden
Fence enclosed garden with patio leading to lawned area, storage shed, side gate access.

Parking
Two allocated parking spaces to the front of the property.

Anti Money Laundering
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

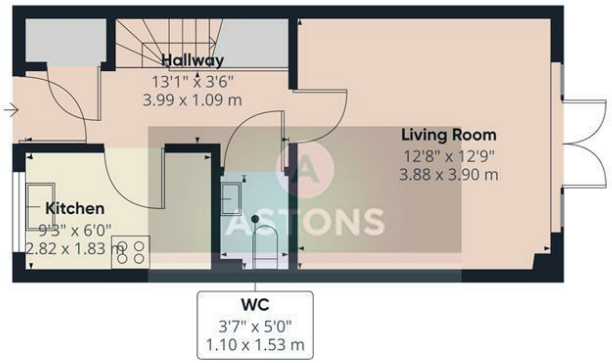
Disclaimer
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice. Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate
Conveyancing - Lewis & Dick £200 per transaction
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

Estate Charge
There is an estate charge payable for this property which is currently £320.00 per annum.

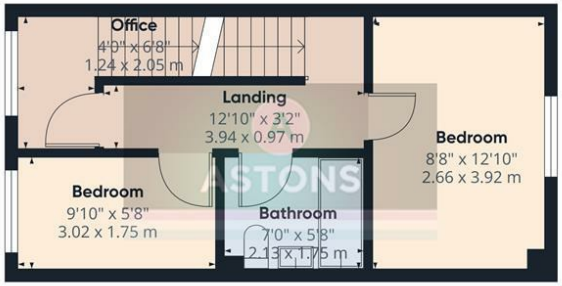








Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

782 ft²

72.6 m²

Reduced headroom

2 ft²

0.2 m²

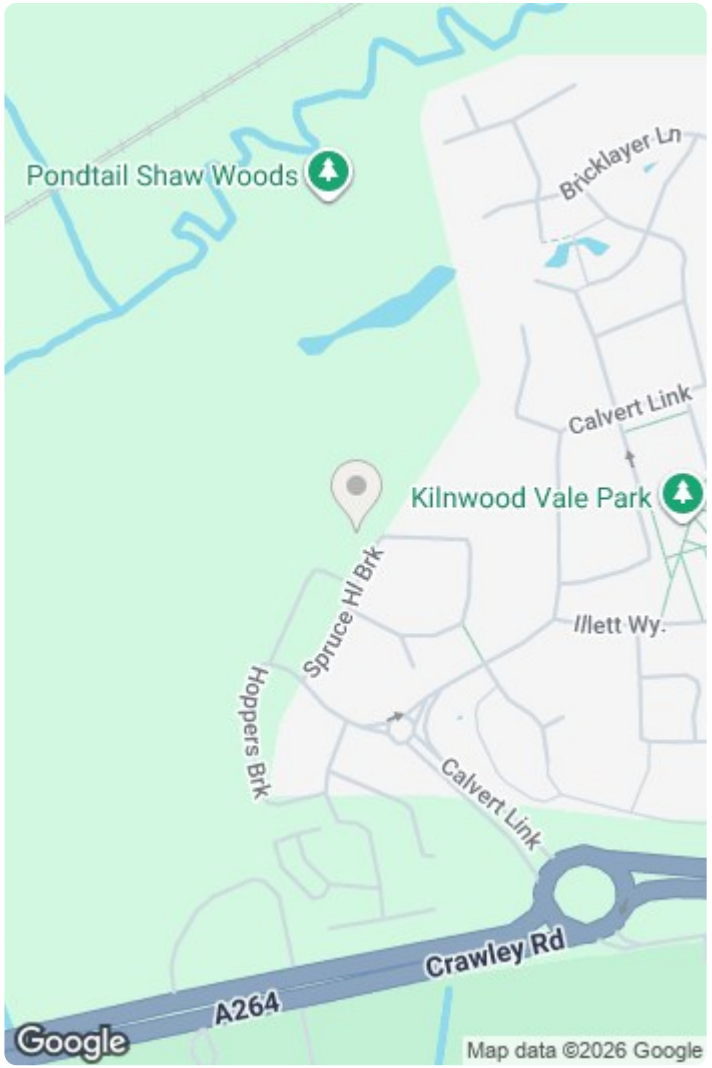
(1) Excluding balconies and terraces

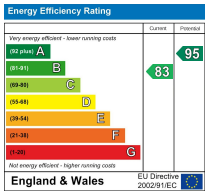
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW

01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org

Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No: 05149486 (England and Wales)

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