



**Offers in Excess of £925,000 Freehold**

November 2021



**30 Rusper Road, Horsham, West Sussex RH12 2BD**

***“An exceptional four bedroom Edwardian family home with a fully self contained one bedroom Annexe, beautifully landscaped gardens, and within a short walk of both mainline railway stations.”*** **EPC - Band F**



**COURTNEY GREEN**

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# 30 RUSPER ROAD, HORSHAM, WEST SUSSEX RH12 2BD

An exceptional Edwardian detached residence with a fully self-contained one bedroom annexe, conveniently located within walking distance of Littlehaven station. Built around the turn of the last century, this fine house comprises four bedrooms, upstairs bathroom, four reception rooms including a delightful conservatory, fabulous kitchen/breakfast, ground floor bathroom, shower/cloakroom and a utility room. The self-contained annexe comprises a hallway, large living room, double bedroom with built-in wardrobes, luxurious kitchen, bathroom and sun room. The gardens of the property are beautiful, with a large hard landscaped terrace and a generous area of lawn extending to approximately 100ft overall and partly walled along with a block paved driveway and garage. This enormously versatile property could suit an extended family and viewings are strongly recommended with the vendors sole agents, Courtney Green. There will be **no on-going chain**.

The accommodation comprises:

## Entrance Vestibule opening to

**Entrance Hall** With staircase rising to the first floor, useful understairs cupboard, doors to each room.

**Sitting Room** Original box bay front aspect windows, radiator beneath and traditional style fireplace.

**Dining Room** Matching box bay front aspect window, radiator beneath, marble hearth.

**Shower/Cloakroom** With white suite, radiator, rear aspect window, extractor fan.

**Family Room** Patio doors to the garden, limestone fire surround, radiator, door to the Annexe.

**Kitchen/Breakfast Room** In two defined areas with Kardean flooring, part vaulted ceiling with Velux skylight, fitted range of quality units, window over garden, radiator.

**Side Lobby** Kardean flooring, double glazed French doors garden.

**Utility Room** Range of units, two obscured windows.

**Bathroom** Double glazed Velux skylight window, cream suite, towel warmer, extractor fan.

**Conservatory** With Kardean flooring, double glazed windows, double glazed French doors to the garden, radiator.

From the Entrance Hall, the staircase with its varnished wooden details rises to the

**First Floor Landing** On two levels, front aspect sash window, large pull down hatch with wooden two part drop down ladder providing access to the

**Useful Attic 18' (5.48m) plus x 13'9 (4.19m)** With flooring throughout, Worcester Greenstar gas fired boiler providing heating and hot water, large Velux window. The entire loft is useful for storage or as a hobbies room. Doors to each room.

**Bedroom 1** With full width of wardrobes, two front aspect windows, radiator.

**Bedroom 2** Two high level rear aspect windows, range of quality fitted wardrobes, radiator.

**Bedroom 3** Two front aspect windows, radiator.

**Bedroom 4** Range of fitted storage, two rear aspect windows.

**Family Bathroom** With luxurious white suite with air bath, radiator, extractor fan, part obscured rear window.

From the Front of the house and also the Family Room, independent access to the

## Self-Contained Purpose Built Annexe

**Hallway** Independent access door.

**Living Room** An irregular shaped room with window and window seat and further window, radiator. **Inner Hall** Airing cupboard.

**Bathroom** With luxurious white suite, obscured double glazed window, radiator.

**Bedroom** Corner "double aspect" window, radiator.

**Kitchen/Breakfast Room** Superb additional kitchen with modern cream coloured Shaker style units, rear aspect window.

**Sun Room** Large corner window, double glazed door to outside.

## OUTSIDE

Generous blocked paved driveway/turning area, independent access to the annexe and the

**Garage** With wooden doors, eaves area with hatch, glazed door to the rear, light, power and water supply.

**Delightful Rear Garden** Partly walled 100ft rear garden featuring a very large hard landscaped area between the house, extension and conservatory and the annexe with a large paved terrace with raised stone borders providing a great deal of privacy and seclusion. Power points, light point and tap. Adjacent to the annexe is a useful **Covered Area**, ideal for sitting out in all weathers and there are further areas of hard landscaping with an iron gazebo, a wooden pergola and stone and brick edged planting beds, all tied together by an area of lawn with magnolia and field maple. The old wall to the side, with its buttresses, is enhanced by a new rear brick wall. A fence runs alongside the twitten with double gates providing a useful side access. Timber shed with light, power and water supply. Weatherproof power point adjacent. Stone water feature.

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