



Rangi, Horsham Road
 Rusper, West Sussex, RH12 4PR
 Guide Price £725,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

Rangi, Horsham Road, Rusper, West Sussex, RH12 4PR

Courtney Green are pleased to be offering for sale this detached bungalow, being one of a pair, built in the early 1960's. The property has been in the same ownership since new and offers generously proportioned well-maintained accommodation which enjoys a light and airy feel. The accommodation comprises, three double bedrooms, the principal bedroom enjoying a modern en-suite shower room, a family bathroom, an impressive open plan L-shaped living/dining room, a modern fitted kitchen with built in appliances and having a separate utility and laundry room. Adjacent to the laundry room is currently a storeroom which could easily be adapted and made into a liveable room, ideal as a designated office or gym etc. The property features an oil fired heating system radiators and majority double glazed replacement fittings. A large private driveway offers space for a number of vehicles and leads to a useful covered car port. There is a generous rear garden which enjoys a sunny South Westerly aspect. The village of Rusper offers everything for day to day needs with a well patronised convenience store and sub post office, Primary school, two public houses and a recreation ground. Rusper is a pretty village surrounded by beautiful open countryside and offers excellent communications to Horsham, Gatwick, London and the coast.

The accommodation comprises:

Frosted double-glazed **Front Door** to

Entrance Hall

Attractive Oak flooring (which flows throughout the reception area), cloaks cupboard.

Cloakroom

Frosted double-glazed side aspect, low level WC, corner wash hand basin with tiled splashback.

L-Shaped Living Room

The Living Area with double-glazed, double aspect to the side and rear. Feature stone fire surround with open fire and hearth, side cabinet and mantle, two designer radiators. Dining Area with double-glazed, double aspect to the side and rear.

Kitchen

Sealed double-glazed unit to the side. Comprehensively fitted in a modern dark blue finish and having complementing marble effect worktop surfaces incorporating a single drainer stainless steel sink with brushed metal monobloc tap, Stoves induction hob, stainless steel filter hood over, Bosch eye level oven and pan warmer, integrated Bosch gourmet oven, grey metro style tiled splashback, LED lighting, integrated Lamona dishwasher, vinyl flooring.

Utility Room

Double-glazed side aspect fitted with matching units and worktop surfaces, space for fridge/freezer, concealed floor standing oil fired boiler. Door to

Laundry Room

With double-glazed side aspect and door to outside, marble effect worktop surface, space and plumbing for washing machine and appliances, door to useful storage space. This could readily be converted into a liveable room and used as a home office, gym etc.

From the **Living Room** a glazed door opens to an **Inner Hall** with wood-effect vinyl flooring throughout, airing cupboard housing Steadflow unvented hot water cylinder with shelving.

Principal Bedroom

Double-glazed front aspect, designer radiator, door to

En-Suite Shower Room

Frosted double-glazed front aspect, low level WC, oversized shower cubicle with Aqualisa wall mounted power shower, wall bracket and hand shower, tiled walls, vanity cupboard with inset wash hand basin having chromium mixer tap, illuminated mirror over with shaver point.

Bedroom 2

Double-glazed front aspect, two double width wardrobe cupboards, designer radiator.

Bedroom 3

Sealed unit double-glazed side aspect, designer radiator.

Bathroom

Frosted double-glazed side aspect. Fitted with a pink suite comprising panel bath with chromium mixer tap and shower attachment, pedestal wash hand basin, low level WC, chromium towel warmer, part tiled walls.

OUTSIDE

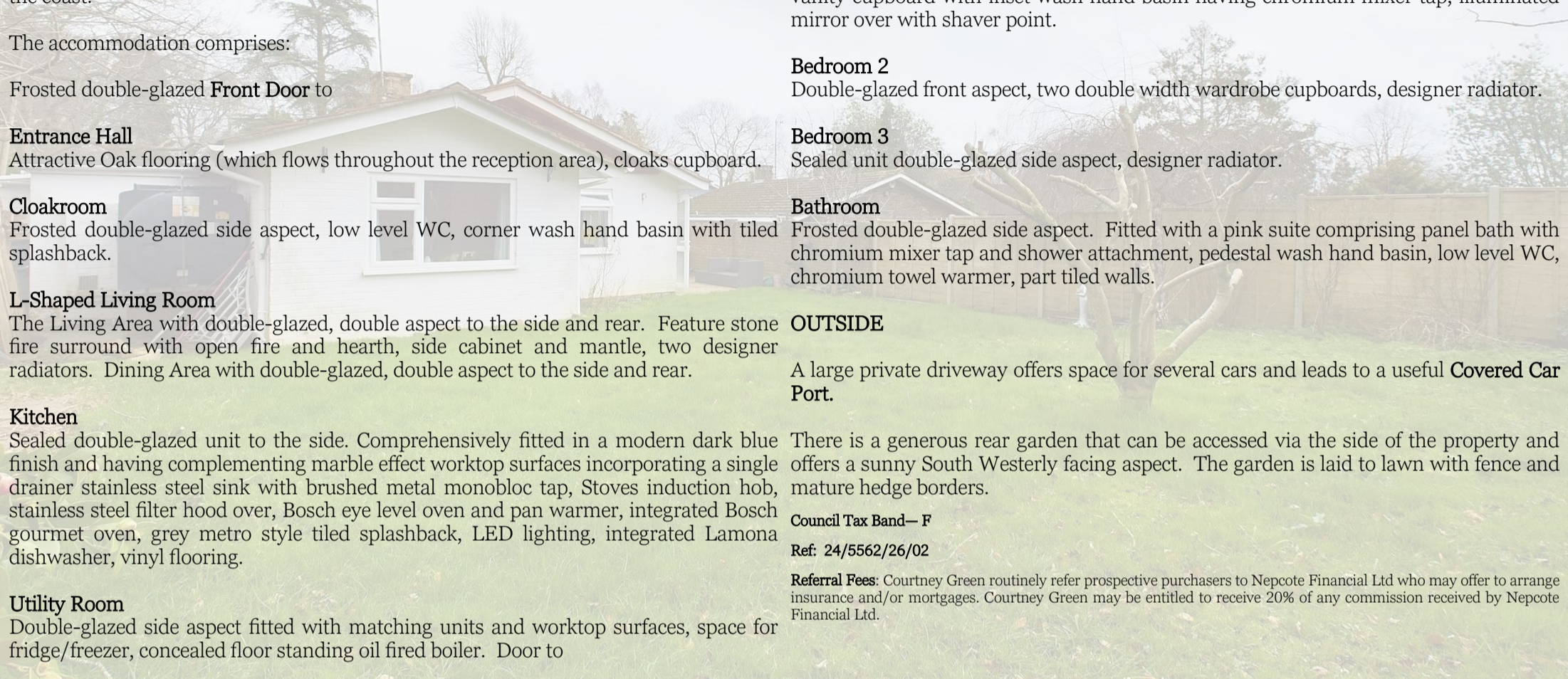
A large private driveway offers space for several cars and leads to a useful **Covered Car Port**.

There is a generous rear garden that can be accessed via the side of the property and offers a sunny South Westerly facing aspect. The garden is laid to lawn with fence and mature hedge borders.

Council Tax Band— F

Ref: 24/5562/26/02

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1031162)