



117 Rusper Road, Horsham

In Excess of £350,000

117 Rusper Road

Horsham, Horsham

A surprisingly spacious 3 bedroom semi-detached house, situated in a sought-after residential area with a garage, off road parking and rear garden, offered with no onward chain.

This home boasts a entrance lobby with storage for coats and shoes leading into the hall with door leading to a spacious reception room leading through to a surprisingly large kitchen with window overlooking the rear garden with a range of floor and wall units, space for fridge/freezer, dishwasher and oven. There is a hallway and downstairs WC. There is also a door leading out to the rear garden.

Stairs take you to the first floor where you will find three generously sized bedrooms all with built in storage and airing cupboard and a family bathroom with bath, loo and low-level sink. The rear garden is mainly patio and so is low maintenance for any family or landlord investor but still provides outside space for entertaining,

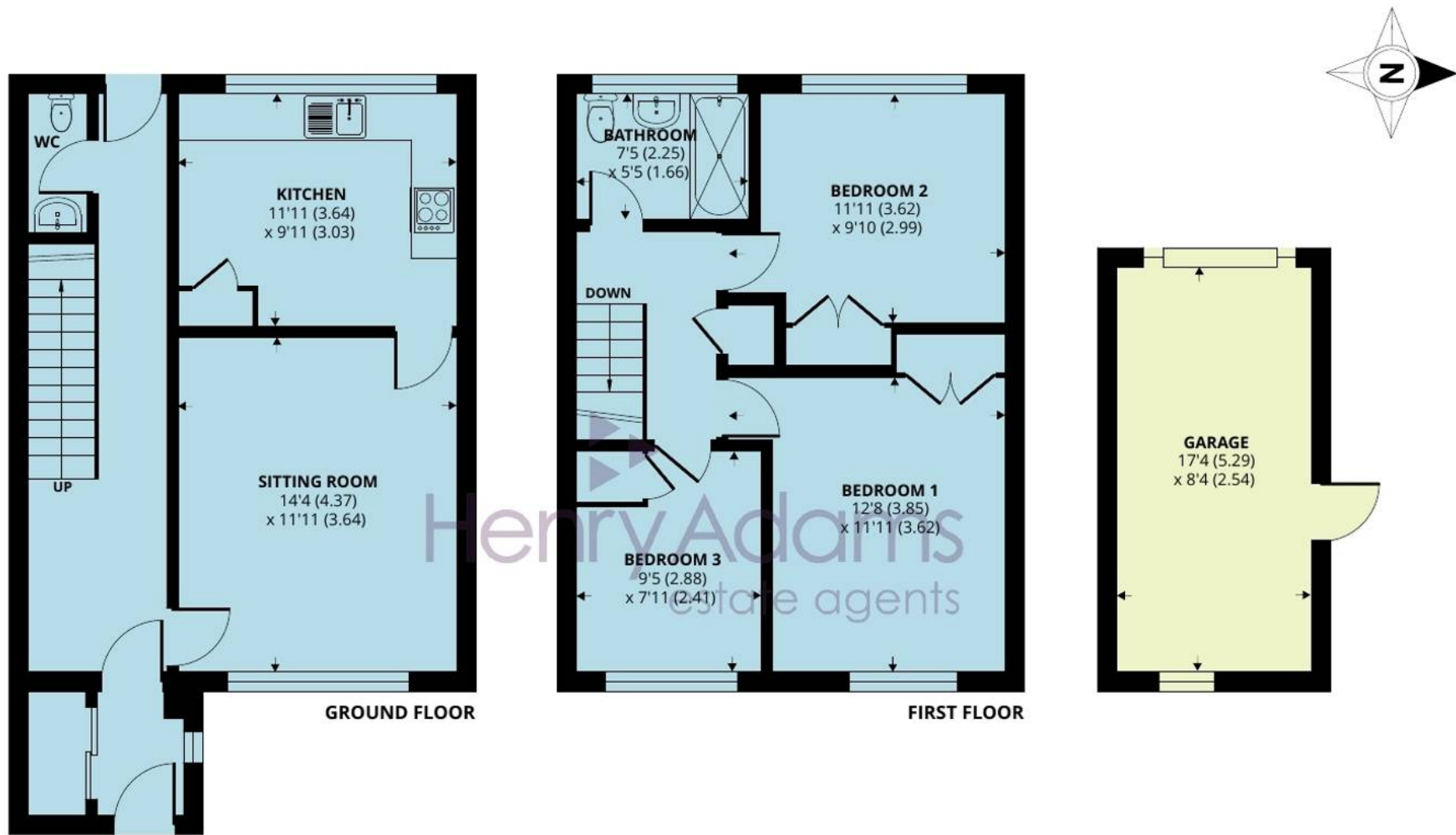
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





117 Rusper Road, Horsham, RH12 4BP

Approximate Area = 951 sq ft / 88.3 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1096 sq ft / 101.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Henry Adams. REF: 1130805



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.