



## 4 The Old Forge, Rusper

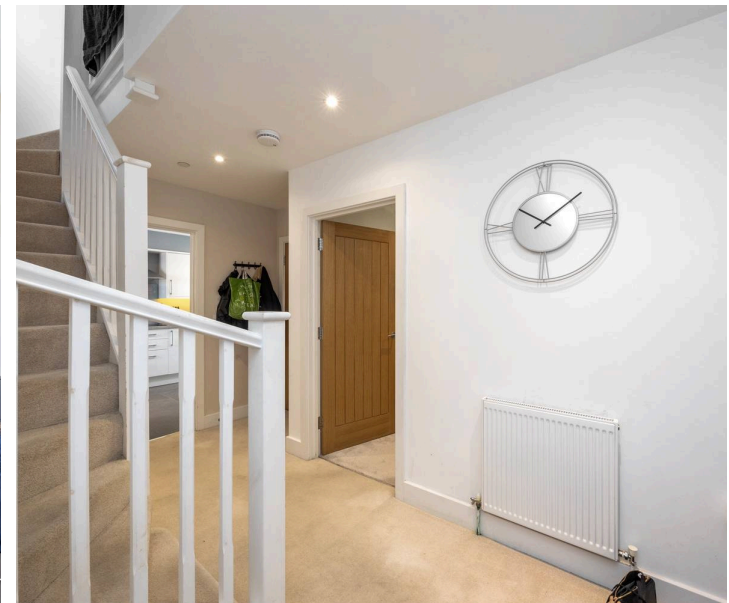
Guide Price £400,000

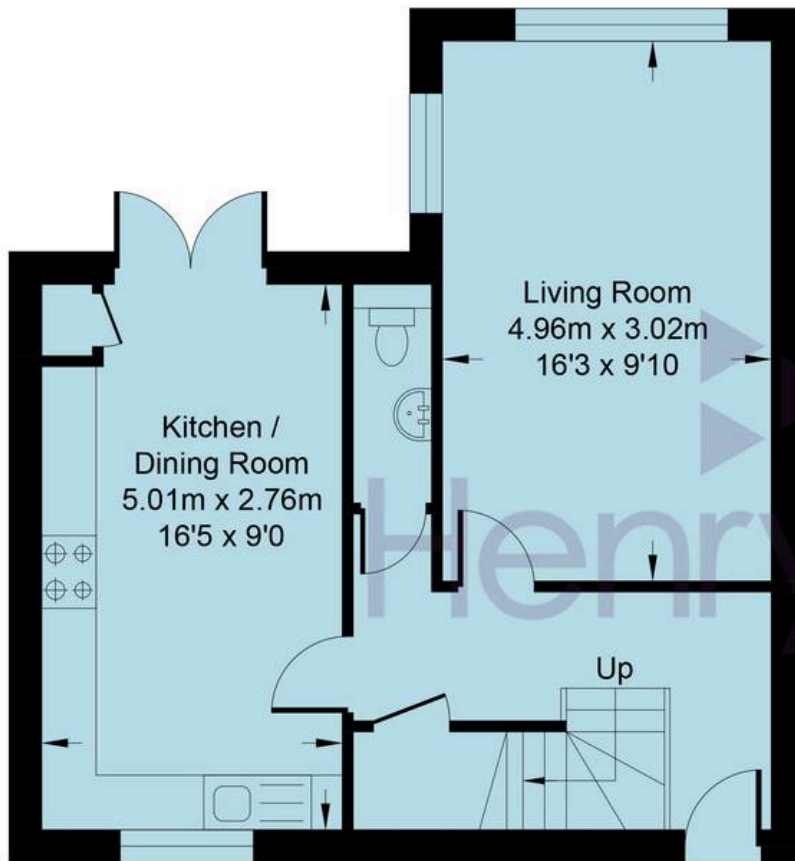
## 4 The Old Forge

Rusper, Horsham

This large and well proportioned two bedroom Mews style house is situated in the heart of Rusper village and offers immediate access to the countryside, Horsham town centre is nearby and commuter routes are available to the capital and nearby Gatwick Airport. The property is offered with no ongoing chain and also has the benefit of driveway parking for two cars and a private rear garden. To the ground floor; a large and welcoming reception hallway has an under stairs storage space and flows through to the main living room. The living room enjoys a double aspect overlooking the rear garden and has a light and airy feel. The kitchen/breakfast room is of generous proportions and has double doors that lead directly out onto the rear garden terrace. The kitchen has a range of wall and base cabinets with a modern and contemporary finish with white gloss cabinetry and contrasting work surfaces flowing through, there is also a tiled floor along with a selection of quality integrated appliances. Also of note to the ground floor is a cloakroom with a low-level WC and a wash hand basin.

To the first floor there is a light and airy landing with a window to the front aspect. The main bedroom has a selection of fitted wardrobe space and enjoys views over the rear garden, there is a second bedroom of equally decent proportions which also enjoys views over the rear gardens with a fitted wardrobe space. The main bathroom has a modern and contemporary finish along with a wall mounted shower over the bath, a wash hand basin and a low-level WC - all of which is complimented with chrome fittings and Italian style tiling.





GROUND FLOOR



FIRST FLOOR



## The Old Forge

Approximate Area = 832 sq ft / 77.3 sq m

Total = 832 sq ft / 77.3 sq m

For identification only - not to scale





Rusper is nearby to Horsham town which is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downslink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B







## Henry Adams – Horsham

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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.