



**114 Rusper Road, Horsham**

Guide Price **£835,000**

  
**Henry Adams**  
estate agents



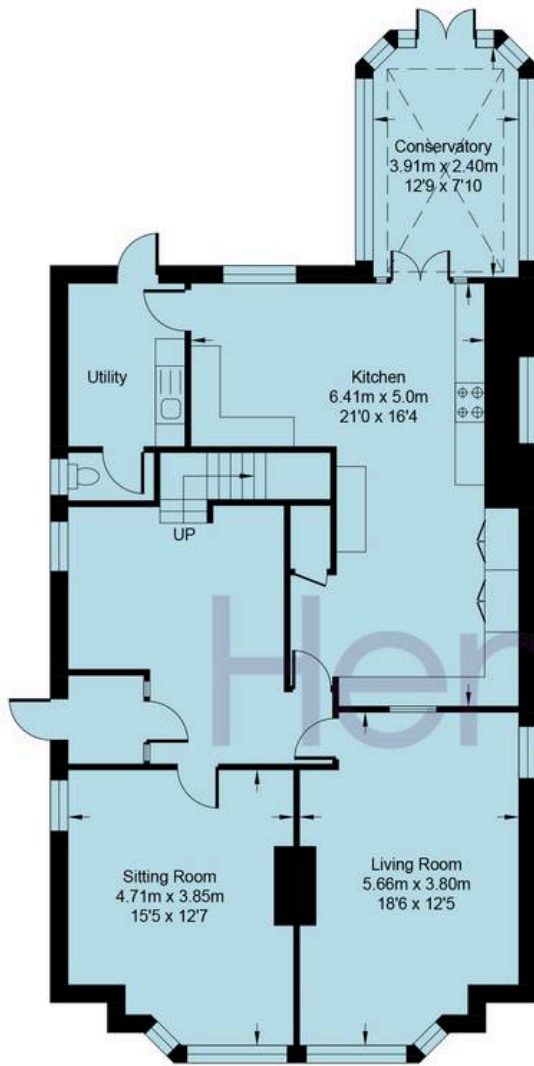
# 114 Rusper Road

Horsham, Horsham

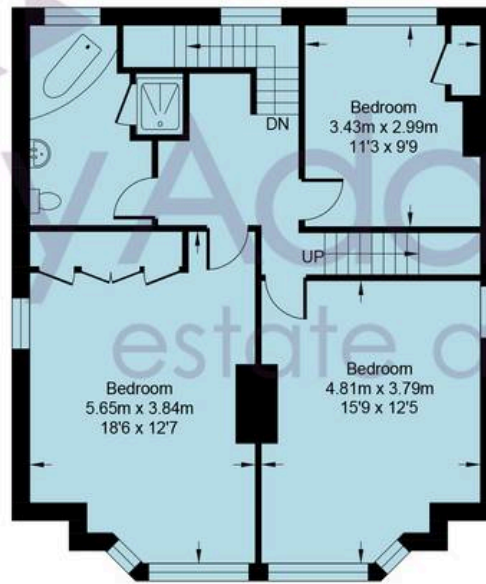
This substantial, detached family home is situated on the north side of Horsham offering access to the town centre, easy walking distance to Littlehaven mainline train station, nearby countryside and a selection of well regarded local schools. Double glazed throughout it has a superb arrangement of living and bedroom space arranged over three floors along with a large rear garden that incorporates a swimming pool with heating. The main access to the house leads to a welcoming hallway which immediately impresses with its light airy feeling, The two ground floor reception rooms both benefit from half bay windows which comprise the main front aspect of the property. The sitting room also has an additional window to the side aspect. A striking feature of the room is the original brick-built fireplace which houses a working fire and a Victorian fireback. At the rear of the property is a large kitchen/dining/family room which has a superb arrangement of wall and base cupboards offering ample storage along with space for free-standing appliances. The dominant feature of the room is a splendid five-door Aga. Also of note on the ground floor is a stable door giving access to a utility room with a sink unit, which leads to a small cloakroom. To the rear of the kitchen, double doors lead into a spacious Conservatory/Orangery which has a tiled floor and provides ample space for a dining table and has a direct access onto the rear garden patio.

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the

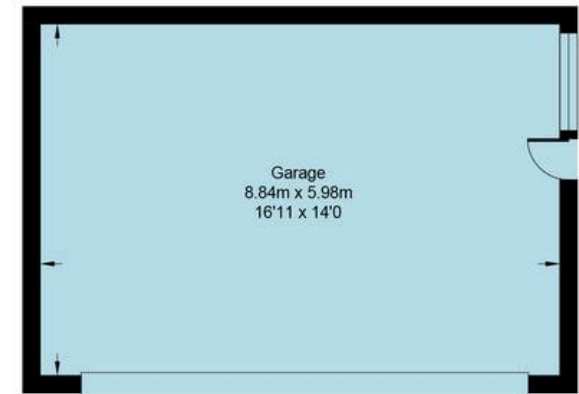




GROUND FLOOR



FIRST FLOOR



GARAGE



SECOND FLOOR

## Rusper Road

Approximate Area (Add Void Area) = 2185 sq ft / 203.0 sq m

Garage Area = 569 sq ft / 52.9 sq m

Total = 2754 sq ft / 255.9 sq m

For identification only - not to scale











A stairway from the hall leads to the first floor where the main bedroom has a double aspect to the front and side of the property along with a large fitted wardrobe, a fitted dressing table and other fitted units. The second bedroom with equally generous proportions also has a double aspect to the front and side, while a smaller third bedroom enjoys views over the rear gardens. The family bathroom incorporates a spacious corner bath, a fitted vanity unit, a separate shower cabinet and low-level WC. A further staircase leads to the second floor where there is a large bedroom suite offering fine elevated views over the gardens. The room benefits from a superb arrangement of fitted cupboard and wardrobe space along with an en-suite shower room with wash basin and WC. The property is approached via a blocked paved driveway which provides space for several vehicles and leads to the garage at the rear of the property. The front garden is mainly laid to lawn and has a selection of beds and borders with shrubs and planting. The rear garden has a patio terrace area which is ideal for outdoor dining in the summer months and steps up to the swimming pool which will greatly appeal to growing families and guests. At the top of the pool there is space for outdoor furniture and a brick-built barbecue for summer entertaining. The patio terrace area has steps up to large areas of lawn flanked by borders and boundaries, which are well stocked with further shrubs and planting. There is also a greenhouse for nurturing homegrown produce. At the rear is a timber-built storage shed.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C









## 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.