



Rusper Road,  
Horsham, RH12 4BP

Asking Price Of  
**£375,000**

01403 272022  
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Residential sales, lettings,  
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## LOCATION

This home is set in a highly convenient position, only a few minutes' walk from Littlehaven mainline station. The property is also well located within a short walk of a number of convenience stores, with the picturesque countryside of Rusper either a short drive or cycle ride further north. The property further benefits from being set on local bus routes and is only a short drive from the A264 that connects to major road networks, including the A23/M23 and in turn, Gatwick Airport. The historic market town of Horsham is only a mile away and provides a comprehensive range of shops, The Capitol theatre, numerous sports and recreational facilities and a mainline train service to both London Bridge & Victoria in under an hour. This home is in the catchment area for excellent primary schools as well as Bohunt, The Forest School and Millais Secondary Schools.

## PROPERTY

Tenure: Freehold

The property boasts good-sized accommodation,

arranged over two floors and approached via a spacious entrance hall, with a downstairs cloakroom. The living room is set to the front of the property with attractive views out over the front garden. There is a well-appointed kitchen/diner, with a good range of floor and wall mounted units, extensive work surfaces and comfortable space for a table. On the first floor there is a spacious main bedroom with a fitted double wardrobe. There are a further two bedrooms, also with fitted wardrobes, with the third currently being used as an office space. In addition, there is a modern family bathroom suite. The house also benefits from double glazing and gas central heating.

## OUTSIDE

At the front of the property there is an area of lawn with maturing shrub borders and two useful storage cupboards. To the rear there is a walk in gate and double width swing gate leading to the rear garden which has been laid to pavers for ease of maintenance with a lock up storage shed and outside light.





**Buses**

1 minute walk



**Shops**

Tesco Express  
0.4 miles



**Trains**

Littlehaven - 2 minute walk  
Horsham - 1.1 miles



**Airport**

Gatwick  
13.6 miles



**Roads**

M23  
6 miles



**Sport & Leisure**

Pavilions in the Park  
1.3 miles



**Rental Income**

£1,600 pcm



**Schools**

Littlehaven Infants  
Kingslea Primary  
Bohunt  
The Forest School  
Millais



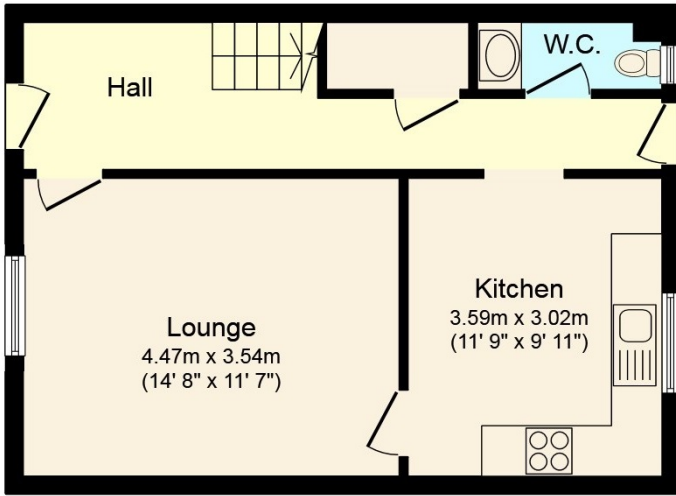
**Broadband**

Up to 264 Mbps

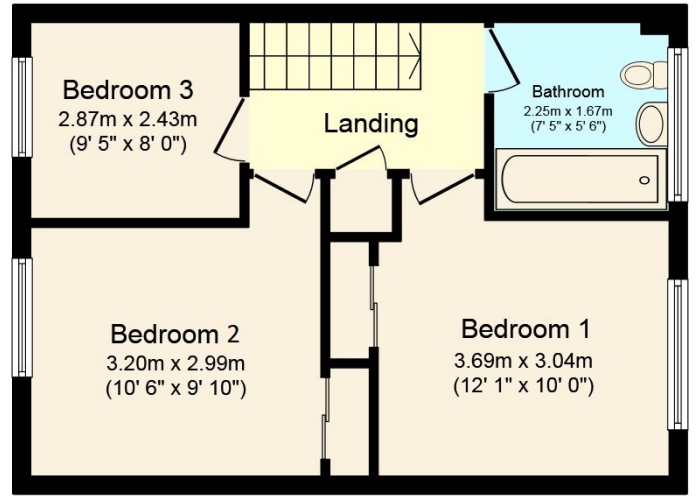


**Council Tax**

Band D

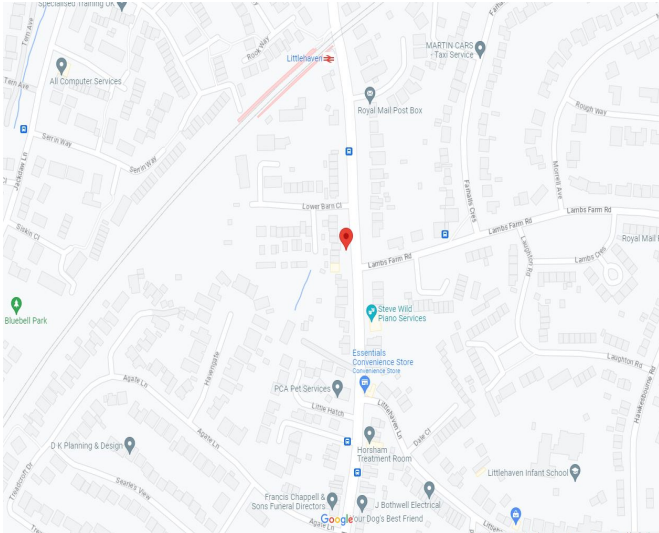


**Ground Floor**



**First Floor**

**Map Location**



**Total Approximate Floor Area**  
**881 sq ft / 82 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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**2-6 East Street, Horsham, West Sussex, RH12 1HL**

