



**Faygate Lane,
Rusper RH12 4RF**

**Per Calendar Month
£2,650**

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Rusper RH12 4RF**



LOCATION Briar Cottage is situated in the heart of rolling countryside, located on the outskirts North Horsham in the picturesque village of Rusper. The village offers three public houses, a church, convenience store and an excellent village primary school. The area is well served with both Private and State schools, including the brand new highly regarded Bohunt Secondary school.

PROPERTY Entering the property on the ground floor you are welcomed by the entrance hall with under stairs storage cupboard that allows access all rooms and the staircase to the first floor. The bright and airy L shaped lounge/dining room offers views from every window and benefits from a wood burning stove. There is a second reception room which would be ideally utilised as an office/playroom or formal dining room. The stylish and well-appointed country kitchen is fitted with a generous amount of low-level cupboards and work surface space, large double cooker and integrated dishwasher, there is also a breakfast bar, walk in pantry and a separate utility/laundry room. A ground floor W/C and large storage cupboard/boot room completes the downstairs accommodation.

Available now on an unfurnished basis. The property has double glazing throughout, Klargester managed by the landlord and oil-fired central heating managed by the tenant.

Upstairs the property comprises a landing area with built in airing/linen cupboard, stylish and contemporary family bathroom with rainfall shower over bath. A double aspect main bedroom with spectacular views, built in wardrobes and modern ensuite bathroom with rainfall shower over bath, there are a further two double bedrooms and a fourth smaller double.

OUTSIDE The house is situated in a quarter acre plot with the wrap around garden mainly laid to lawn with a patio area and established hedge borders, ample driveway parking with outhouses.

DISCLAIMER n.b. Outhouses are taken as seen and used at the tenants own risk, the landlord will not be improving. Other than those stated, appliances are not included.





Buses

Rusper
0.4 miles



Shops

Rusper Village Shop



Trains

Faygate – 1.7 miles
Horsham – 5.8 miles



Airport

Gatwick
7.7 miles



Roads

M23



Sport & Leisure

Pavilions in the Park



Rental price

£2,650.00



Schools

Rusper Primary School



Broadband

Up to tbc Mbps

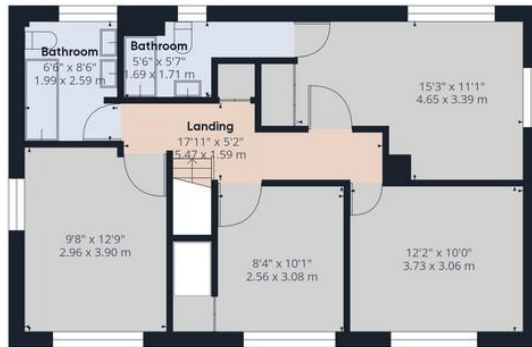


Council Tax

Band
F



Ground Floor



Floor 1

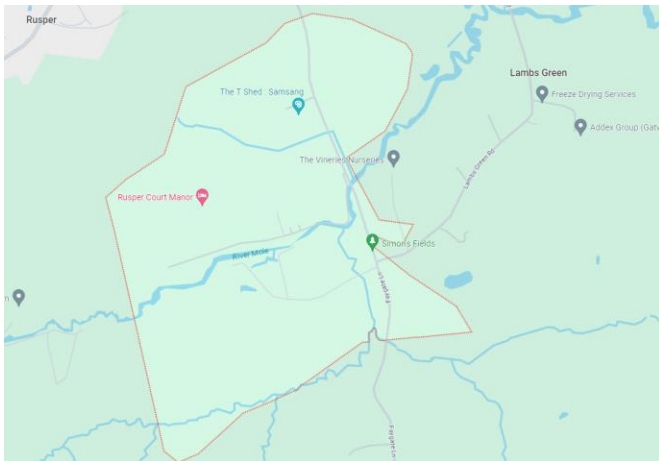
Approximate total area^m
1396.76 ft²
129.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Map Location



Total Approximate Floor Area
1396.76ft²/129.76m²

EPC Rating

AWAITING CERTIFICATE

Viewing arrangements by
appointment through Brock Taylor

01403 272002
horshamlettings@brocktaylor.co.uk



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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