



30 WINDACRES FARM LANE HORSHAM

£525,000
FREEHOLD

Eltons Estate Agents are delighted to present to the market this beautifully finished three bedroom end of terrace property, located in the sought after and picturesque Rudgwick Village. With an exceptional mix of modern elegance and practical design, this home is perfect for families or professionals seeking countryside living with excellent amenities nearby.

Step into the welcoming hallway, where stylish Amtico flooring sets a contemporary tone. The ground floor boasts a convenient downstairs W/C and leads to a bright and spacious kitchen-diner. This thoughtfully designed space includes:

High-quality AEG integrated appliances, including an induction hob, combi oven, separate oven, and dishwasher. Sleek quartz countertops complemented by modern white cabinetry complete the space with large windows providing charming views of the countryside.

Adjacent to the kitchen, the lounge exudes comfort and style, with plush carpeting and a tasteful neutral colour palette. Thoughtful additions include built-in storage, attractive skylights and French doors opening onto the generously sized garden, flooding the space with natural light. This is all finished with a stylish electric wood burner.

Upstairs, the master bedroom is a true retreat, complete with built-in wardrobes and a luxurious en-suite featuring a walk-in rainfall shower and mirrored fitted cabinets.

The second bedroom offers ample space for a double bed, while the third bedroom serves as a versatile single room, currently styled as a home office. A well appointed family bathroom with both a bath and shower, plus fitted storage, completes the upper level.

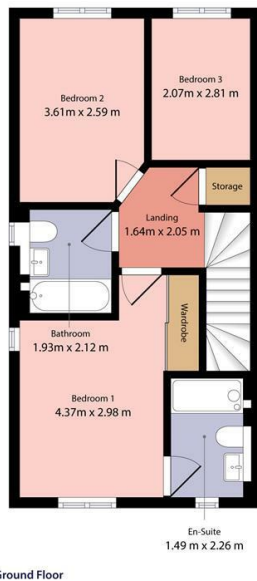
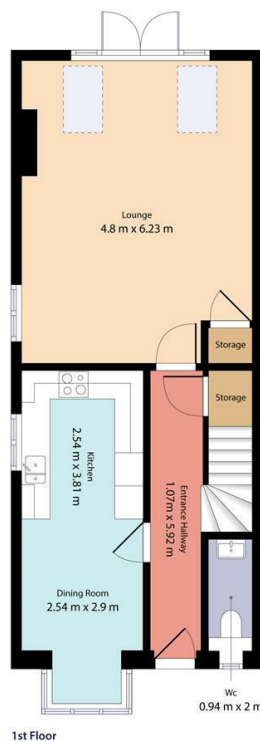
Outdoor & Additional Features:

A spacious rear garden, ideal for entertaining or relaxing
A driveway suitable for two vehicles and ample visitors parking.

Key Information:

EPC Rating: B
Service Charges: £300 every 6 months

Eltons estate agents Ltd have created this floor plan for illustrative purposes only and cannot be held responsible for any discrepancies or errors within. Windows, doors and room dimensions may not be to scale however every care has been taken to provide accurate measurements in writing.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- BEAUTIFULLY PRESENTED THREE BEDROOM PROPERTY
- **END OF CHAIN**
- SPACIOUS LIVING SPACE
- HIGH SPEC AEG APPLIANCES
- SPACIOUS SOUTH FACING GARDEN
- STUNNING COUNTRYSIDE LOCATION
- MODERN INTERIORS
- DRIVEWAY SUITABLE FOR TWO VEHICLES
- 5 YEARS REMAINING NHBC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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