



**Ceresa**  
 34 Rushams Road, Horsham, West Sussex, RH12 2NX  
 Guide Price £675,000 Freehold



**COURTNEY GREEN**

Estate Agent • Letting Agent • Managing Agent



# Ceresa, 34 Rushams Road, Horsham, West Sussex, RH12 2NX

Courtney Green are delighted to offer for sale this unique detached home, predominantly a bungalow, but with a large upstairs bedroom, and a further area which could be used as an occasional third bedroom or study. This unique property is ideally suited to an active, recently retired buyer with a passion for gardening. From the large and welcoming hall, the grand staircase rises upstairs. There are two large rooms on the ground floor, a main sitting room and a principal bedroom, along with the kitchen, sunroom, bathroom and separate WC. There is also a useful lobby recess which could be incorporated into one of the rooms. The upstairs bedroom is a lovely space and has the extra area adjacent. What sets this property aside from its peers is the fabulous near 1/4 acre plot which is a delight to behold and testament to the many years this family has spent enjoying the property. There are also creature comforts including gas radiator heating, double glazing, along with off street parking and a garage. The property is offered for sale with no forward chain and viewings are very strongly recommended with the vendor's sole agents Courtney Green.

The accommodation comprises:

Large covered **Entrance Area** with security **Front Door** with obscured glazing and matching side panel to the

**Large Entrance Hall** Almost a room in itself with the lovely exposed newel post and with a decorative light, the hallway extends to the right hand side where there is an obscured glazed door to the side and an adjacent storage cupboard, large useful recess with window also housing the gas fired boiler providing heating and hot water. This area could be incorporated into adjacent rooms to provide more space. Doors lead to each room.

**Living Room** With superb character features including a superb Arts and Crafts style fireplace with exposed brick work, quarry tiling and stone and with a radiant gas heater. There are numerous windows including front, four to the side including two high level arched feature windows and French doors leading into the sun room, two radiators, glazed and leaded door back to the hallway, further window into the covered entrance area, four exposed ceiling timbers, four wall light points, tv aerial point.

**Kitchen** A beautifully maintained 1950's fitted kitchen featuring sliding cupboard doors, handle-less drawers with contrasting Formica worktops, open display shelving and modern cabinet housing an eye-level double oven grill, four burner gas hob, some wall tiling, display alcove, rear window and sliding door to

**Sun Room** Of UPVC construction with polycarbonate roof and windows and door leading out to the fabulous garden, doors back to the sitting room.

**Bedroom 2** With a lovely front aspect box bay window with radiator below, additional obscured side window, exposed ceiling timber.

**Bathroom** In need of work, the tiling has recently been removed, with a coloured suite of enclosed bath with mixer tap and shower attachment, wash basin, radiator, obscured rear window, electric bar heater, separate WC with low flush WC, radiator and obscured rear window, some wall tiling.

From the **Entrance Hall** the lovely staircase with its exposed Oak joinery rises to the **First Floor Landing** with rear aspect dormer window enjoying a stunning outlook over the garden, useful store cupboard, doors to each room.

**Cloakroom** With a close coupled WC, pigmy wash hand basin, rear window and wall light point.

**Bedroom 1** With a front aspect dormer window with radiator beneath, built in wardrobe with sliding doors, eaves cupboard, adjustable book shelving, door to

**Potential Home Office/Occasional Bedroom 3** With a side aspect Velux window, exposed ceiling timbers and some exposed brickwork, this area could be more formally utilised subject to the necessary consents and approvals being obtainable.

## OUTSIDE

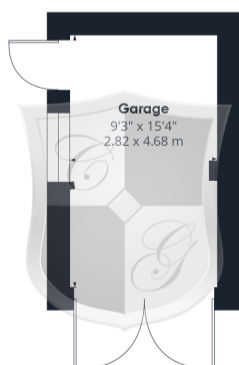
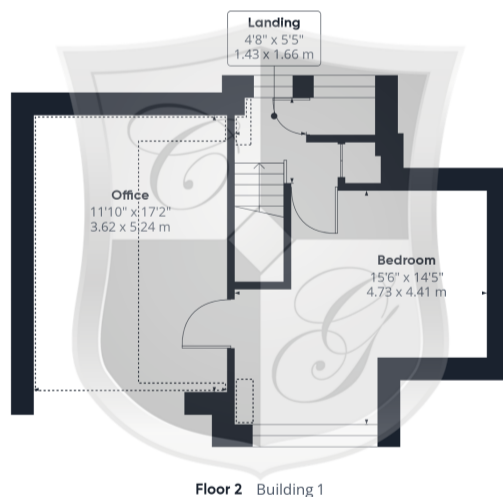
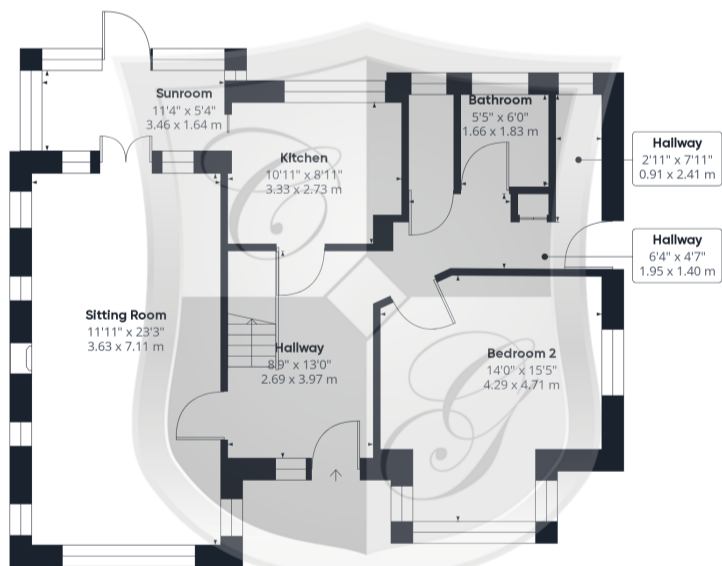
The property has quite breathtaking gardens. These begin at the front and are well stocked with a pathway leading to the front door with the resplendent wisteria currently on display and with vehicular driveway parking for 2/3 cars and also leading to the garage. The rear garden must be seen to be appreciated and is much larger than one would anticipate. Two successive generations of the family have created this oasis over many years and there are many exotic specimens along with more native flora and fauna and concrete pathway which leads from front to rear allowing one to make these discoveries. These include a Magnolia tree, various fruit bearing trees, a water feature and much to please and entice any budding or willing gardener. The whole plot extends to approximately 1/4 of an acre. There is a timber workshop and also the

**Detached Garage** Of brick construction with a pitched tiled roof and with window and door to the side and double wooden doors to the front.

**Council Tax Band— E**

**Ref: 24/5603/01/05Rev09/08**

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

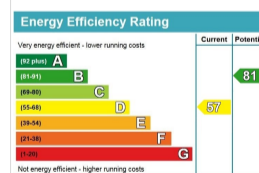


Approximate total area<sup>(1)</sup>

1273.88 ft<sup>2</sup>  
118.35 m<sup>2</sup>

Reduced headroom

4.79 ft<sup>2</sup>  
0.44 m<sup>2</sup>



(1) Excluding balconies and terraces

⊞ Reduced headroom (below 1.5m/4.92ft)

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

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