



East Street, Rusper, RH12 4RH
£3,000 Per month

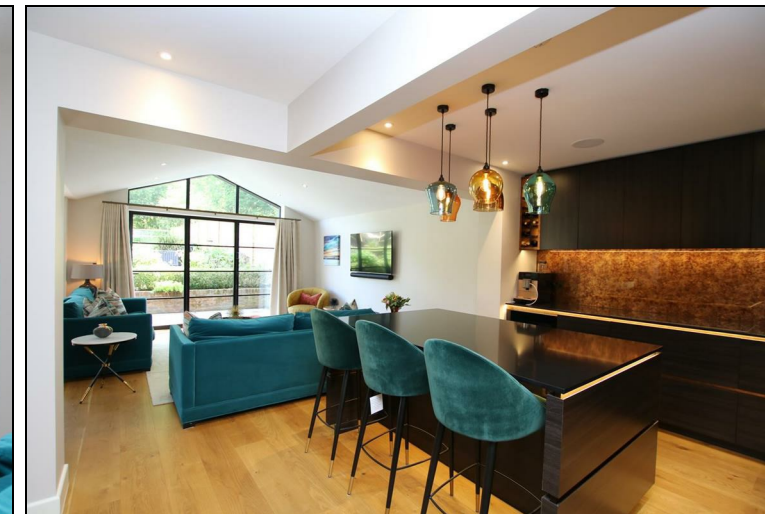
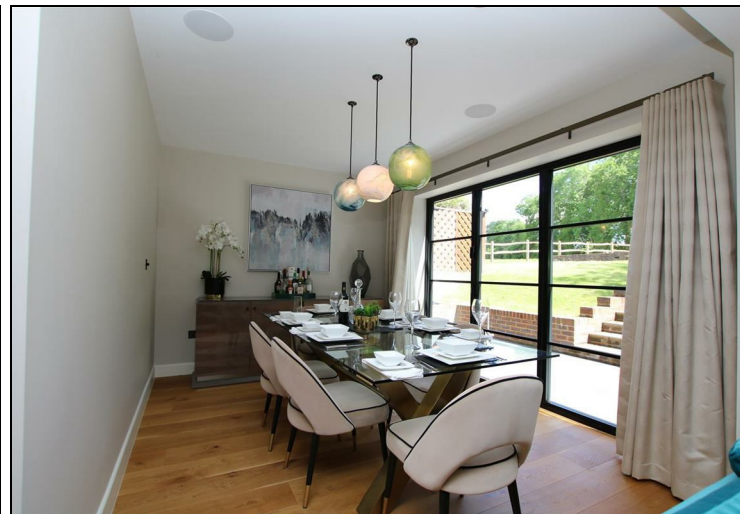
& LINES
James

East Street, Rusper

- IMPRESSIVE FAMILY HOUSE
- FOUR BEDROOM
- SUPERIOR FINISH
- SEMI-RURAL LOCATION
- GATED ENTRANCE & AMPLE PARKING
- EPC RATING C
- COUNCIL TAX BAND E
- 12 MONTHS +
- DEPOSIT = £3461.53
- AVAILABLE JULY

An impressive and stylish four bedroom semi detached house which is finished to an extremely high standard, situated on the edge of Rusper village.

Lines & James are thrilled to bring this well appointed family home to the market located in the charming village of Rusper. The contemporary design and superior fittings are something rarely found in a rental property, The option for an adjoining 1.5 acre paddock to be included by negotiation, really provides a unique family home. The bespoke property has plenty of character and charm with modern comforts and versatile accommodation. The main living area is open



plan with spacious areas for living and dining. A stunning kitchen boasts a large island with mood lighting and seating, perfect for entertaining. Floor to ceiling windows and doors to the dining and living areas allow plenty of natural light and the dark frames add to the style this property offers. A snug featuring a log burning stove and mood lighting within the display unit creates a relaxing room away from the main living space. There is a double bedroom to the ground floor with superb en-suite shower room with walk in enclosure. The property also benefits from a utility room with access to the side of the property leading to both the front and rear of the property.

Upstairs the generous main bedroom is divided into a dressing area and potential work space which is fitted with a range of built in wardrobes and drawers, a built in dressing table/office area offers a wonderful space to enjoy views of the paddock. The bedroom area is dual aspect also enjoying views of the paddock and garden. A large and striking designed en-suite features a free standing bath, double shower enclosure and vanity unit with raised gold basin. The property offers two further double bedrooms, one of which also benefits from an en-suite. The family bathroom is fitted in a white suite with rain head shower over the bath, a vanity unit allows useful storage with pendant lighting adding to the finish.

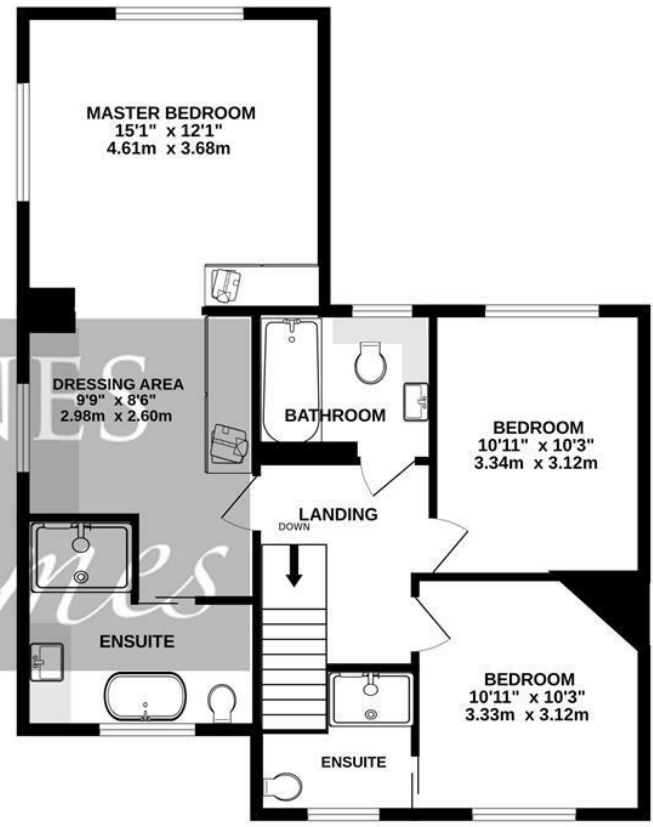
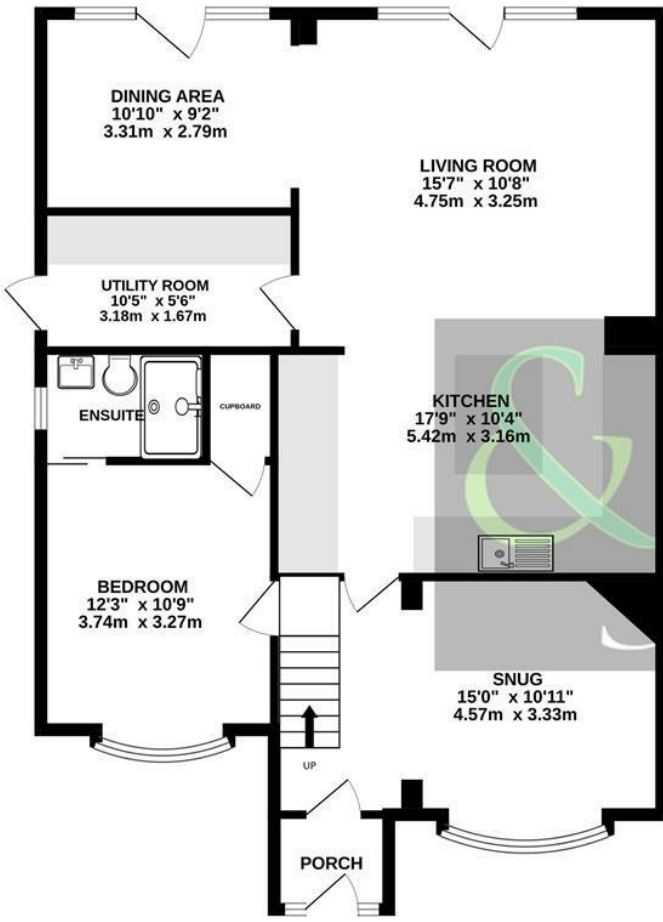
The gated entrance provides added security with the driveway offering ample parking for several cars as well as a detached single garage.





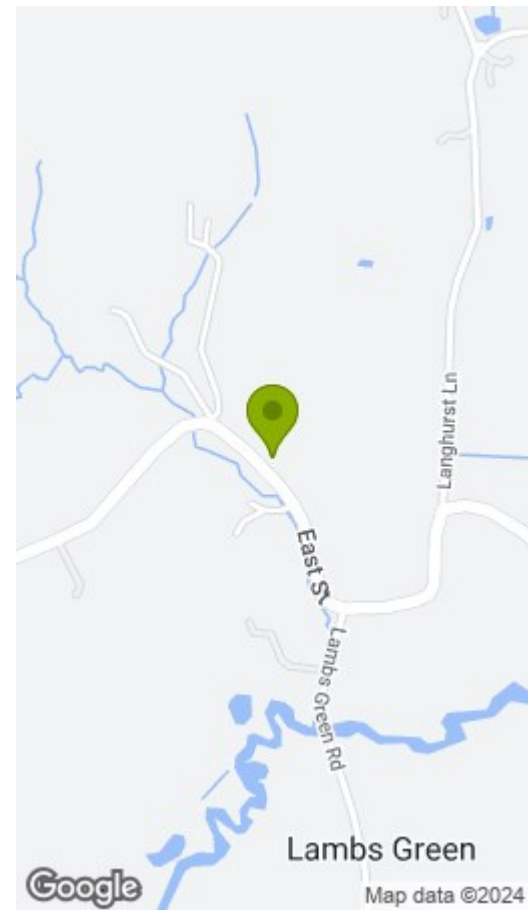
GROUND FLOOR
0 sq.ft. (0.0 sq.m.) approx.

1ST FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA: 1808sq.ft. (168.0 sq.m.) approx.

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		69	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



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