



Price

£400,000

Freehold

3x  1x  2x 

Queen Elizabeth Road,  
Rudgwick, West Sussex,  
RH12

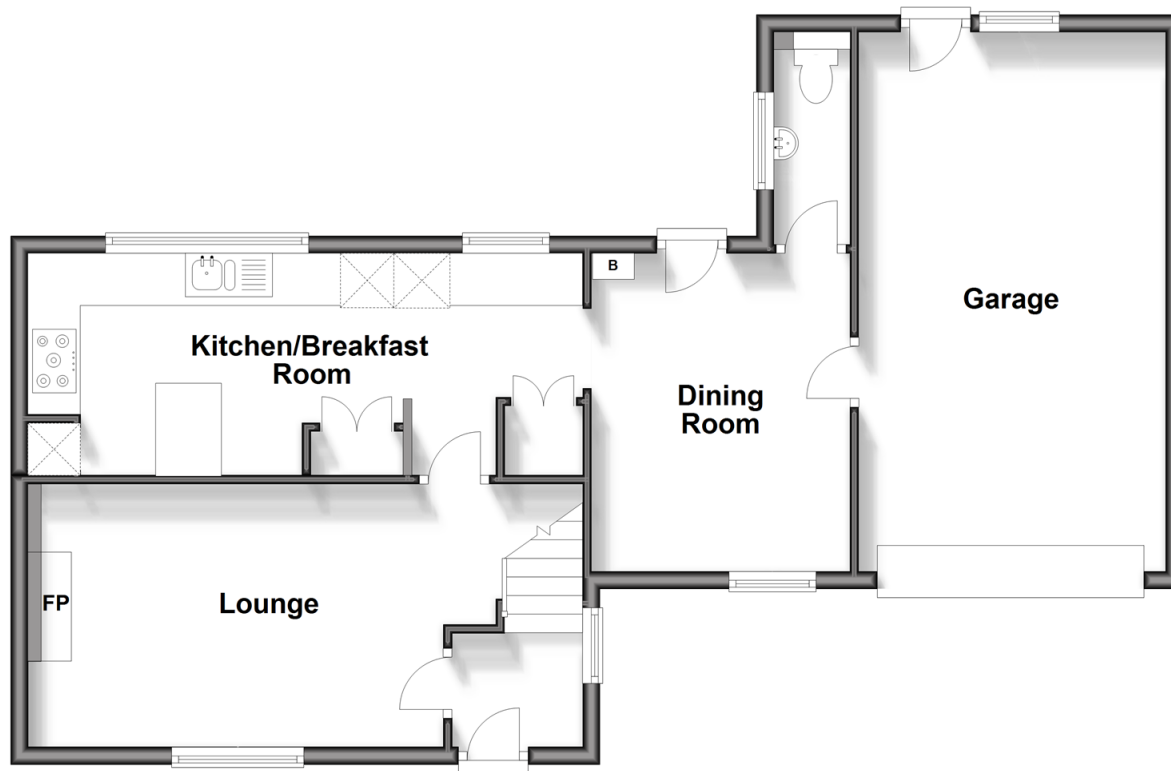
**OVER 60?**

Secure this property  
for up to **59% less!**

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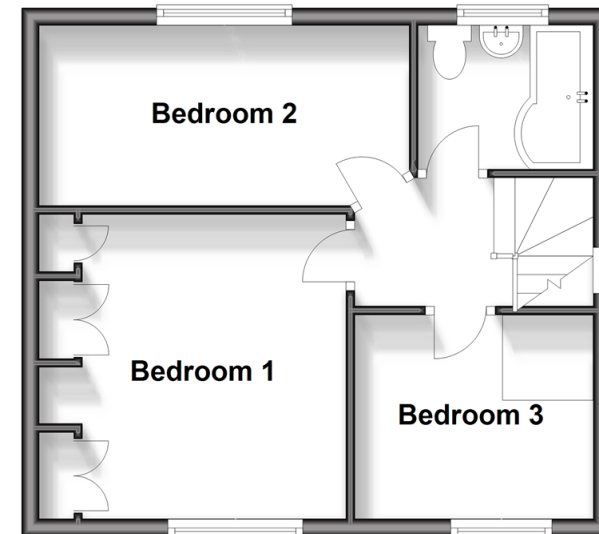
## Ground Floor

Approx. 72.0 sq. metres (774.7 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'2 x 9'11 (5.24m x 3.02m)

Kitchen/Breakfast Room: 21'1 x 8'5 (6.43m x 2.57m)

Dining Room: 9'11 x 9'9 (3.02m x 2.97m)

Cloakroom

Attached Garage

### FIRST FLOOR

Landing

Bedroom 1: 11'8 x 11'7 (3.56m x 3.53m)

Bedroom 2: 14'1 x 6'0 (4.30m x 1.83m)

Bedroom 3: 9'3 x 5'3 (2.82m x 1.60m)

Bathroom

### OUTSIDE

Driveway

Front Garden

Rear Garden



## Main features

- End of terrace house on an extra wide plot with potential to extend (subject to planning consent)
- Recently installed EV Charger which works with solar panels
- Refurbished kitchen/breakfast room
- Spacious lounge with log burner
- Easy access to all amenities



### Nearest Schools

Primary Schools: Rudgwick Primary 0.1 miles, Loxwood Primary 3.7 miles, Slinfold CofE 3.9 miles

Secondary Schools: Penthorpe 0.1 miles (private), Farlington School 3.8 miles (private), Glebelands 5.3



### Transport Information

Train Stations: Billingshurst 5.9 miles, Warnham 7.6 miles, Horsham 8.8 miles



### Address

Queen Elizabeth Road, Rudgwick, West Sussex, RH12



### Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
C(79)	B(83)

20306183/20241011/RD/RD