



**OVER 60?**

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

**Price**

**£425,000**

**Freehold**

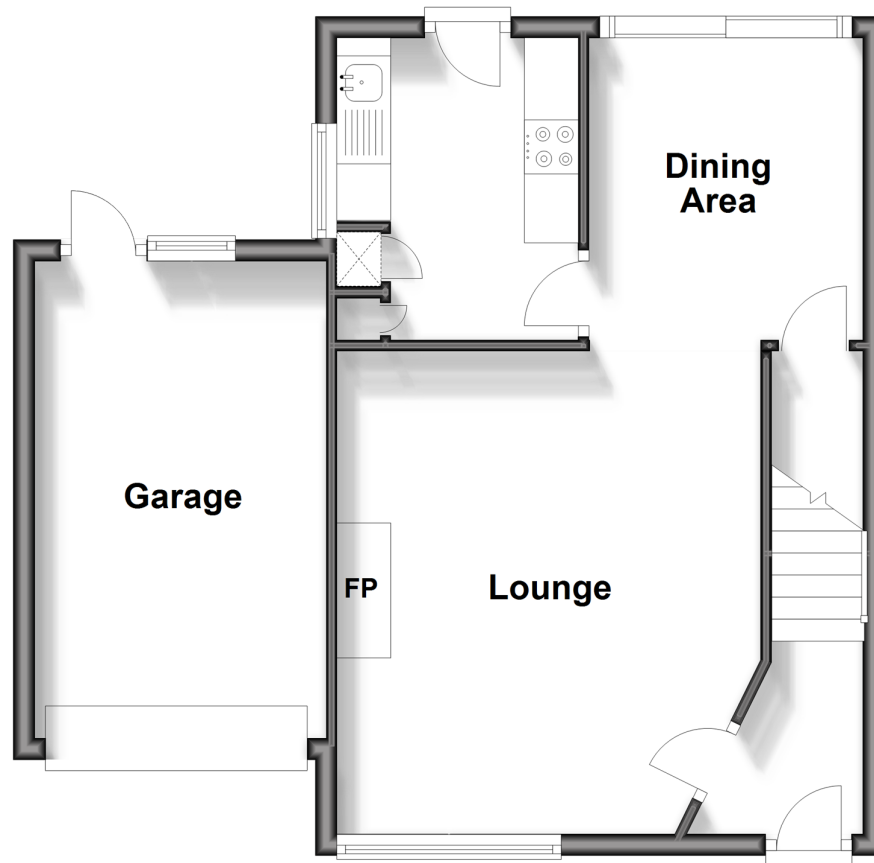
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**Woodfield Road,  
Rudgwick, West Sussex,  
RH12**

**cubitt&west**  
Helping you move forwards

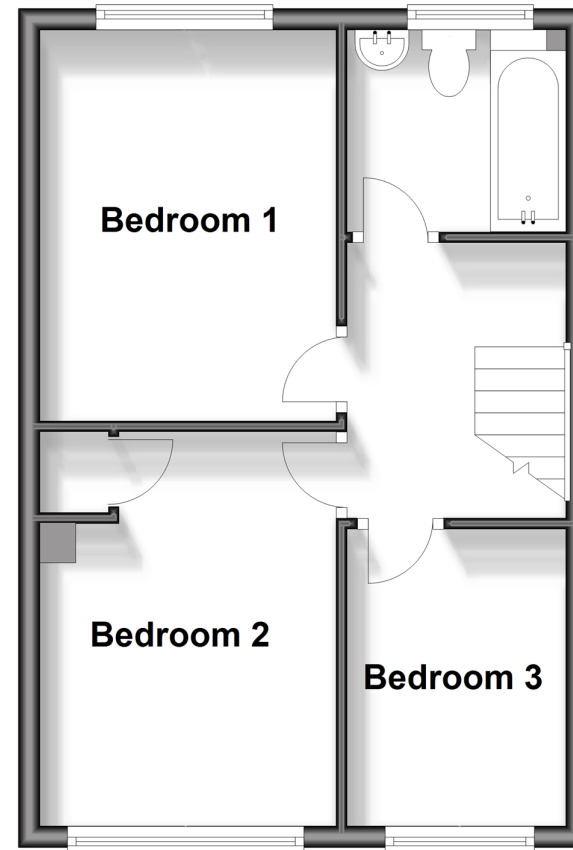
## Ground Floor

Approx. 48.4 sq. metres (521.5 sq. feet)



## First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 14'10 x 13'0 (4.52m x 3.97m)

Dining Area: 9'8 x 8'4 (2.95m x 2.54m)

Kitchen: 9'2 x 8'0 (2.80m x 2.44m)

### FIRST FLOOR

Landing

Bedroom 1: 12'3 x 9'1 (3.74m x 2.77m)

Bedroom 2: 12'0 x 9'1 (3.66m x 2.77m)

Bedroom 3: 9'4 x 6'9 (2.85m x 2.06m)

Bathroom

### OUTSIDE

Front Garden

Driveway

Garage

Rear Garden





## Main features

- Detached house with scope to extend - subject to planning permission
- Benefiting from a garage and off road parking
- Solar panels
- In the heart of the village with local schools, shops and doctors nearby
- Offered with no onward chain



### Nearest Schools

Primary Schools: Rudgwick Primary 0.5 miles, Loxwood Primary 3.9 miles, Warnham CofE Primary 5.8 miles

Secondary Schools: Penthorpe (private) 0.3 miles, Glebeland 5.5 miles, The Weald 6.1 miles



### Transport Information

Train Stations: Billingshurst 6.1 miles, Warnham 8.7 miles, Horsham 9.1 miles



### Address

Woodfield Road, Rudgwick, West Sussex, RH12



### Directions

For directions to this property please contact us.







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Call Cranleigh Branch 01483 271567 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ 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.



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