



**Connells**

Rusper Road  
CRAWLEY



# Rusper Road CRAWLEY RH11 0HW

for sale guide price  
**£600,000-£625,000**



## Property Description

This spacious three-bedroom detached property offers a fantastic opportunity for buyers seeking a comfortable family home with potential for modernisation. Situated in a convenient location on Rusper Road, the property is presented in a clean and tidy condition, ready for your personal touch.

Inside, the property features an inviting entrance porch leading into a welcoming entrance hall. The generous living room provides a cosy space for relaxation, while the separate dining room offers an ideal setting for family meals and entertaining guests. The kitchen is well-sized and provides access to the rear garden, perfect for outdoor dining and leisure.

The ground floor also benefits from a convenient downstairs W.C, adding practicality for everyday living. Upstairs, you'll find three well-proportioned bedrooms, each offering ample space for family or guests. The family bathroom and a separate W.C provide additional convenience.

Externally, the property boasts driveway parking leading to a garage, ensuring ample parking space. The front garden is neatly maintained, while the rear garden provides a private outdoor area, perfect for gardening or outdoor activities.

Although the property requires general modernisation throughout, its clean and tidy condition makes it an excellent canvas for creating a modern family home. Don't miss this opportunity to put your own stamp on a spacious and versatile property in a desirable location.

## Entrance Porch

Double glazed window to front, laminate flooring.

## Entrance Hall

Storage cupboard, radiator and carpet as laid.

## Cloakroom

Two piece suite comprising of wash hand basin and wc. Laminate flooring.

## Lounge

12' 1" max x 20' 11" max ( 3.68m max x 6.38m max )

Double glazed bay window to front, two radiators, feature fireplace and carpet as laid.

## Dining Room

12' 4" max x 11' max ( 3.76m max x 3.35m max )

Double glazed window to side, double glazed French doors to rear, radiator and carpet as laid.

## Kitchen

12' 11" max x 11' 9" max ( 3.94m max x 3.58m max )

Double glazed window and door to rear, matching wall and base units with worktops over, double oven, electric hob, space for dishwasher and washing machine, radiator and laminate flooring.

## Utility Room

7' 9" max x 8' 1" max ( 2.36m max x 2.46m max )

Double glazed window to side, storage cupboards, wall mounted boiler and laminate flooring.

## Landing

Frosted double glazed window to side, access to loft, airing cupboard and carpet as laid.

## Bedroom One

13' 1" max x 11' 9" max ( 3.99m max x 3.58m max )

Double glazed window to front, built in cupboards, wash hand basin, radiator and carpet as laid.

## Bedroom Two

11' 6" max x 10' 1" max ( 3.51m max x 3.07m max )

Double glazed window to front, radiator and carpet as laid.

## Bedroom Three

8' 2" max x 10' max ( 2.49m max x 3.05m max )

Double glazed window to rear, shower cubicle, radiator and carpet as laid.

## Bathroom

Double glazed window to rear, bath with shower over and wash hand basin. Radiator and carpet as laid.

## Separate Wc

Double glazed window to rear, wc and laminate flooring.

## External Front Garden

Laid to lawn

## Driveway

Parking for 3/4 vehicles.

## Garage

## Rear Garden

Patio area, pond and mainly laid to lawn.

## Crawley

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was officially declared as a New Town and now has 14 neighbourhoods.

The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriel are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.



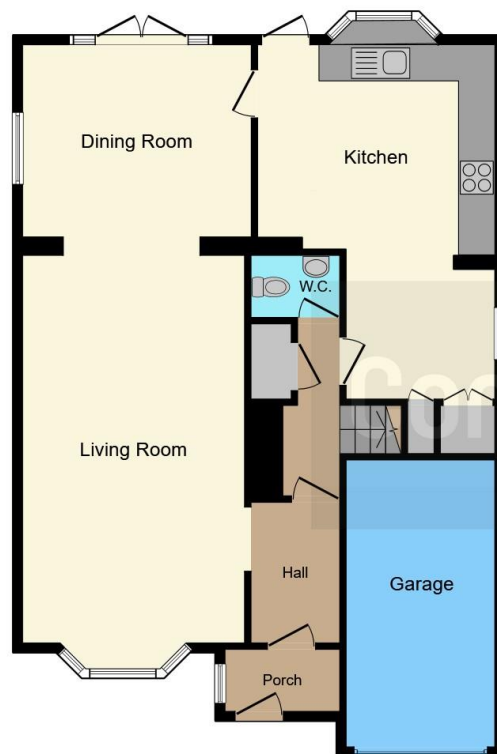












**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01293 515 444**  
**E [crawley@connells.co.uk](mailto:crawley@connells.co.uk)**

57 High Street  
 CRAWLEY RH10 1BQ

EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

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