

OVER 60?

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



Offers Over
£500,000
Freehold

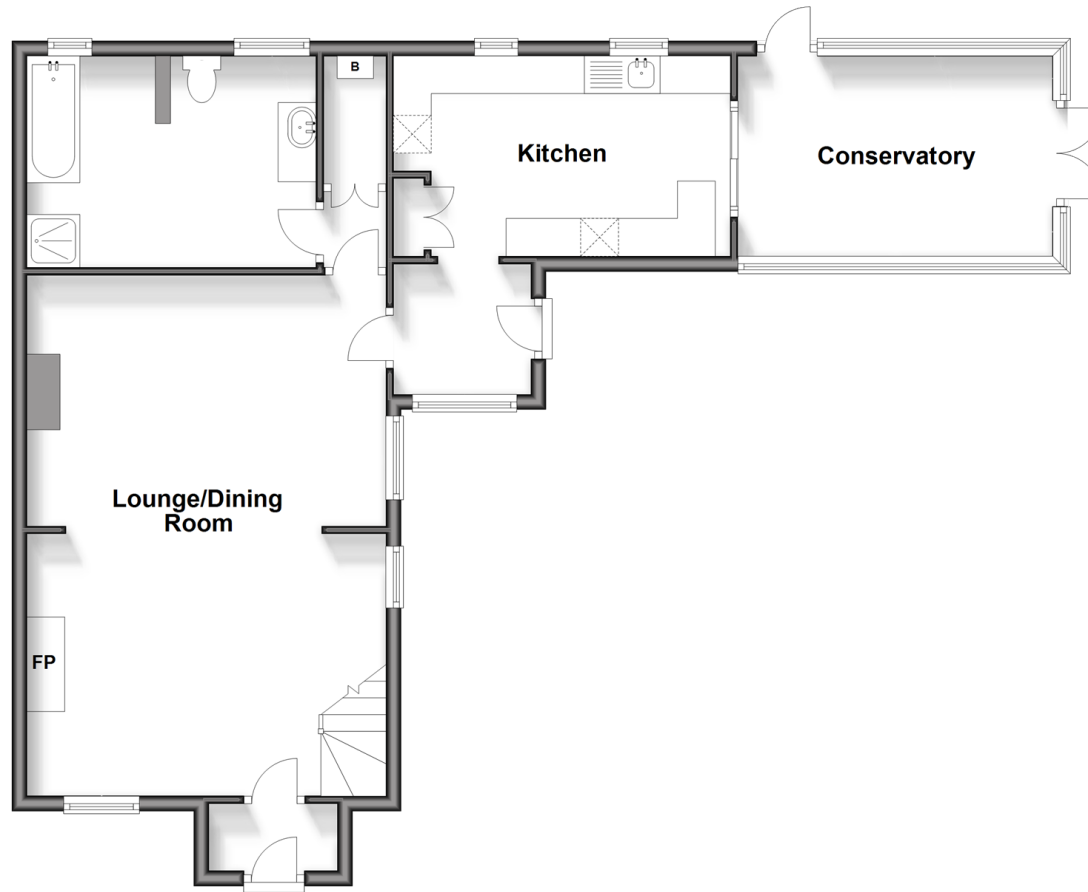
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Rose Cottages, Friday Street, Rusper,
Horsham, West Sussex, RH12

cubitt & west
Helping you move forwards

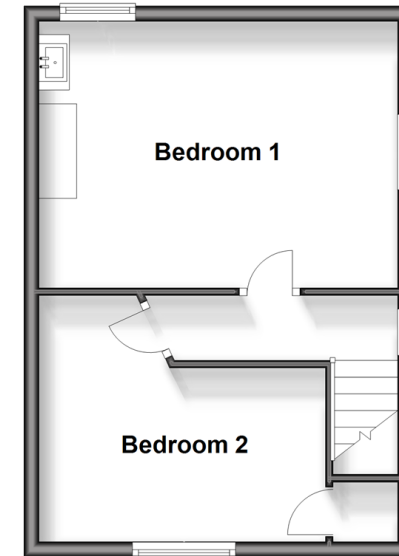
Ground Floor

Approx. 76.5 sq. metres (823.4 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Lounge/Dining Room: 31'4 x 10'11 at widest point (9.56m x 3.33m)

Bathroom: 12'4 x 9'2 (3.76m x 2.80m)

Inner Lobby

Kitchen: 14'7 x 8'9 (4.45m x 2.67m)

Conservatory: 13'7 x 8'10 (4.14m x 2.69m)

FIRST FLOOR

Landing

Bedroom 1: 16'2 x 11'8 (4.93m x 3.56m)

Bedroom 2: 12'4 at widest point x 8'1 at widest point (3.76m x 2.47m)

OUTSIDE

Garage & Off Road Parking

Car Port

Front & Rear Garden



Main features

- A beautiful character cottage just a short drive from Rusper Village
- A quiet rural setting with views over the surrounding countryside
- Lovely size rear garden
- Convenience of a detached garage and driveway parking
- With no onward chain the property is ready to move into



Nearest Schools

Primary Schools: Rusper Primary 2.4 miles, Scott Broadwood CofE Primary 2.4 miles, Leechpool Primary 3.2 miles.
Secondary Schools: Manor Green College 4.4 miles, Holy Trinity CofE Secondary School, Crawley 4.5 miles

Transport Information

Train Stations: Ockley 3.3 miles, Littlehaven 3.8 miles, Ifield 4.1 miles

Address

Rose Cottages, Friday Street, Rusper, Horsham, West Sussex, RH12

Directions

For directions to this property please contact us.





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Call Horsham Branch 01403 269268 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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:
	F(25)	D(55)
20917640/20240603/SEH/CB		