



Stresa
Station Road, Rudgwick, RH12 3HB
Asking Price: £500,000 Freehold

ROGER COUPE
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ESTATE AGENT
Est. 1991

*** Detached bungalow * Most convenient location * Three bedrooms ***

*** Two bathrooms * Fitted kitchen * Conservatory ***

*** Garage * No onward chain * EPC Rating: D ***

A three bedroom detached bungalow conveniently situated in the heart of the village with local amenities immediately to hand including the local village shop and post office, pharmacy, doctors surgery and dentist. The accommodation comprises of a lounge/dining room, fitted kitchen with modern units, principal bedroom with dressing room and conservatory off, ensuite bathroom with separate bath and shower. There is a second bedroom, family bathroom and bedroom three/study. Outside, the property is approached via a tarmacadam driveway leading to a single garage, side access to the rear garden with paved patio stepping up to lawns with flower and shrub borders around and a timber summerhouse. The property is offered for sale with vacant possession and is subject to a grant of probate. We highly recommend a visit as bungalows in this central village location are rarely available.

Rudgwick is a popular West Sussex village on the border with Surrey. Local amenities include a Co-op store, and post office, doctor/dental surgeries hairdressers and chemist. The village has a primary school and Pennthorpe Preparatory as well as a wider choice of good state and private schools within easy reach. There is beautiful countryside all around with the Downs Link footpath and bridleway providing super walks and cycle routes. The award winning Firebird craft brewery and The Milk Churn café are super venues to stop off. The large and vibrant village of Cranleigh is just 5 miles away for an excellent range of shops, restaurants and leisure facilities. Further services including mainline trains to London are available in nearby Horsham (6 miles) or Guildford (12 miles).

~ Accommodation ~

Entrance Hall: ~ Sitting Room: 18' 0" x 12' 0" (5.49m x 3.65m) ~ Kitchen: 10' 11" x 8' 10" (3.32m x 2.69m)
Study/Bedroom Three: 14' 8" x 6' 2" (4.48m x 1.87m) ~ Bathroom: ~ Bedroom Two: 9' 6" x 8' 5" (2.90m x 2.57m)
Bedroom One: 12' 0" x 9' 8" (3.65m x 2.94m) ~ Dressing Room: ~ Bathroom: ~ Conservatory: 9' 11" x 7' 9" (3.01m x 2.36m)

Outside: ~ Garage: 17' 5" x 8' 9" (5.31m x 2.66m) ~ Summer House: 7' 7" x 7' 7" (2.30m x 2.30m)

Directions:

From our office turn left into the High Street and proceed to the second mini roundabout. Continue straight over into the Horsham Road and follow the road to Rudgwick, approximately five miles. On entering Rudgwick, passing the Kings Head Public House on the left, proceed down Church Street. Continue down Church Street passing the Co-op shop turning right into Station Road and the property can be found after a short distance on the right hand side.

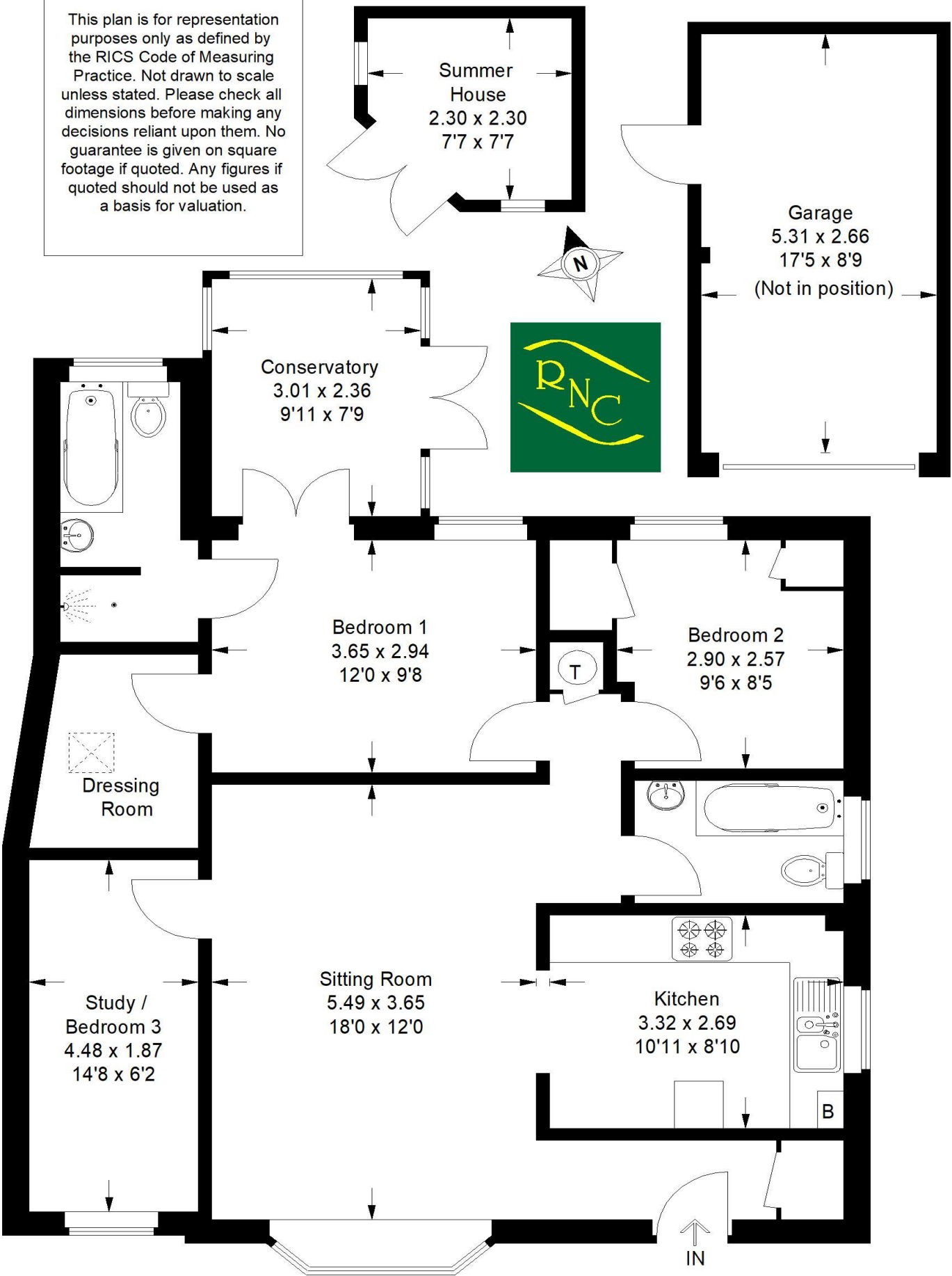
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Horsham District Council. Tax Band: E

Station Road, Rudgwick

Approximate Gross Internal Area = 88.9 sq m / 957 sq ft
Garage / Summer House = 18.7 sq m / 201 sq ft
Total = 107.6 sq m / 1158 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.





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www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com