



Princess Margaret Road, Rudgwick, West Sussex, RH12 3HN



woodlands



Located in the popular village of Rudgwick, this two double bedroom terraced house is brought to the market with no onward chain and offers the new owners the opportunity to modernise and put their own stamp on the décor.

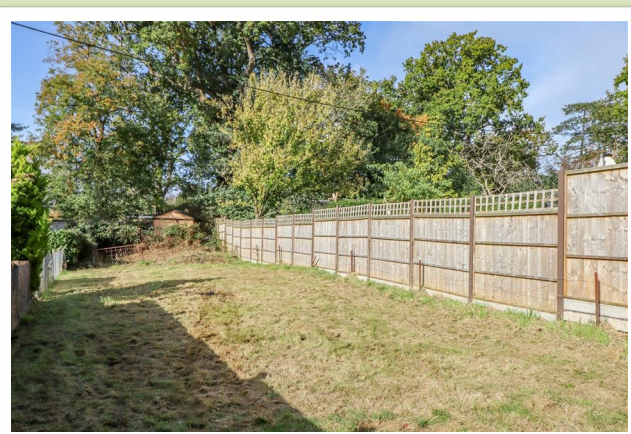
With excellent local amenities including a range of local shops, village pub, a primary school and doctors surgery, this is a great location to settle down, but with the benefit of the historic market town of Horsham and the village of Cranleigh within easy reach by car and bus, this really is the perfect village setting.

Accessed by a front garden path, the front door leads into a bright entrance hall with turned stairs leading to the first floor. The living room is a generous size, with a dual aspect providing lots of natural light and there is plenty of space for both living and dining room furniture. To the rear of the ground floor is a large kitchen with pantry cupboard and an external door leads to a covered porch area and brick built store room.

On the first floor there are two bedrooms, both large doubles with the principal bedroom being particularly spacious. A small bathroom and separate adjoining w.c complete the internal accommodation.

To the rear is a large garden, laid mostly to lawn providing a welcome spot for a family to enjoy outdoor entertaining in the summer months.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 6'04" x 8'08" (1.93m x 2.64m)

LIVING/DINING ROOM 11'0" x 19'03" (3.35m x 5.87m)

KITCHEN 9'04" x 10'02" (2.84m x 3.10m)

PANTRY CUPBOARD 2'08" x 4'01" (0.81m x 1.24m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'09" x 9'11" (4.50m x 3.02m)

BEDROOM TWO 12'02" x 9'0" (3.71m x 2.74m)

BATHROOM 5'01" x 5'09" (1.55m x 1.75m)

SEPARATE W.C 2'08" x 5'07" (0.81m x 1.70m)

OUTSIDE

FRONT GARDEN

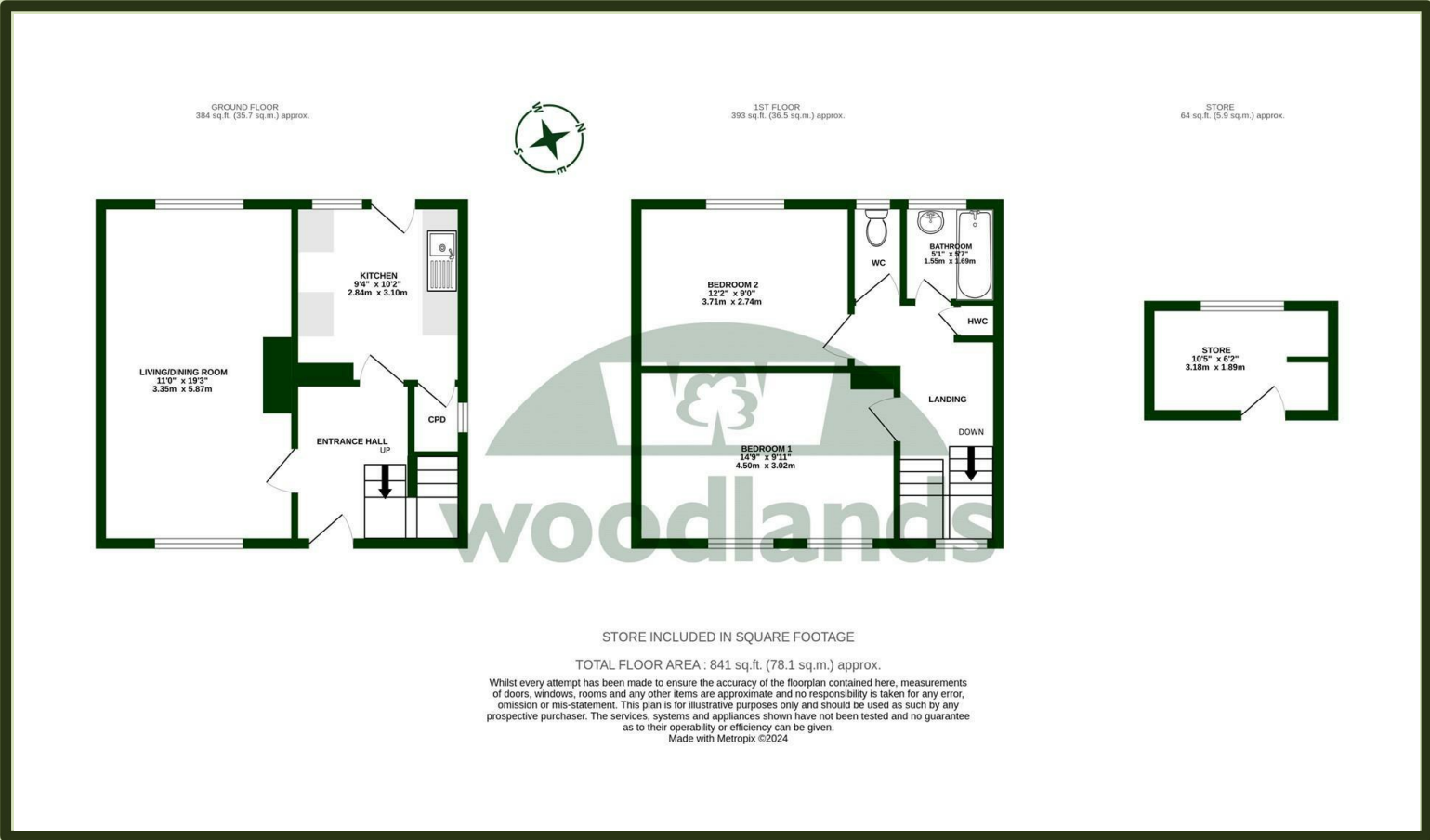
REAR GARDEN

STORE 10'05" x 6'02" (3.18m x 1.88m)

NO ONWARD CHAIN



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LOCATION: The property is situated in the village of Rudgwick, which is a pretty village in the Sussex Weald, yet close to the Surrey border. Rudgwick is conveniently situated, being close to the A281 for ease of access to Guildford, Horsham and Gatwick airport, in addition to the A24 and A29 between London and the coast.

The village offers a range of local shopping for daily needs plus a church, Post Office, medical centre and primary school. Cranleigh offers a wider range of shopping, including a Marks & Spencer Food Hall and two supermarkets, and a leisure centre, while Guildford and Horsham provide a full range of shopping, leisure and cultural amenities, in addition to main line rail services. Rudgwick is a thriving community with a number of local clubs and relevant activities.

There are a good selection of schools in the area, and leisure opportunities in the area include golf at a number of local clubs, whilst the surrounding countryside offers wonderful walking, cycling and riding.

DIRECTIONS: From Horsham proceed along the A281, following the signs to Guildford. Continue along this road and go past Farlington School on your right hand side. Go straight ahead the mini roundabout. At the Clemsfold roundabout go straight ahead and keep on this road following signs to Rudgwick and Guildford. Eventually you will get to a turning on the right hand side signposted Rudgwick (B2128). Turn here into Church Street. Take the first right into Queen Elizabeth Road and then first left into Princess Margaret Road.

COUNCIL TAX: Band C.

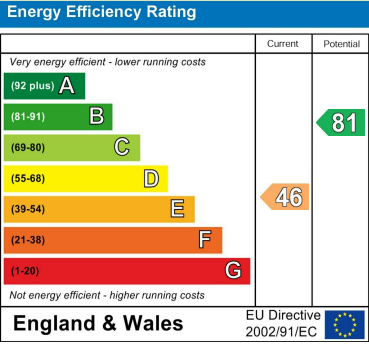
EPC Rating: E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.