



Rusper Road, Horsham, West Sussex, RH12 4BN





Brought to the market with no onward chain, and positioned within easy reach of Littlehaven train station, this attractive three bedroom semi detached period home has been sympathetically extended and enhanced by the current owners and provides flexible living accommodation and generous bedroom space over two floors and finished to a high standard throughout.

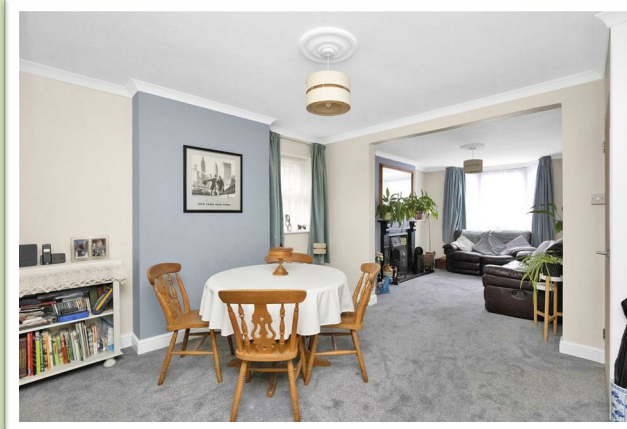
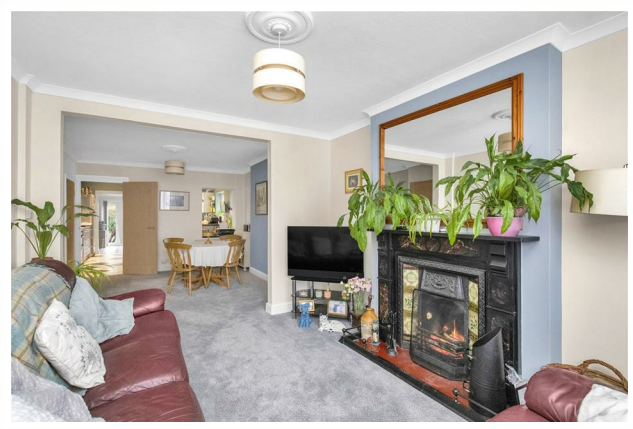
The location really can't be beaten - just minutes from a main line train station and also within easy reach of Horsham town centre with all the convenience this vibrant market town has to offer, along with being within the catchment area of good schools. There are notable green spaces close by, an abundance of amenities and leisure facilities whilst major high street retails blend seamlessly with independent boutiques and shops - you can see why so many families choose to settle down here.

The property is accessed with off-road block paved driveway for one car. A recessed porch with front door leads into an entrance hall with stairs leading to the first floor. From the entrance hall we enter in to the main living space of the house and you immediately appreciate the generous dimensions and space available with an open-plan living and dining area. The room is filled with natural light thanks to having a dual aspect and a large feature bay window. Time has been spent renovating and modernising the decor to ensure this home will appeal to all, whilst keeping charming features such as the open fireplace with tiled cheek surround.

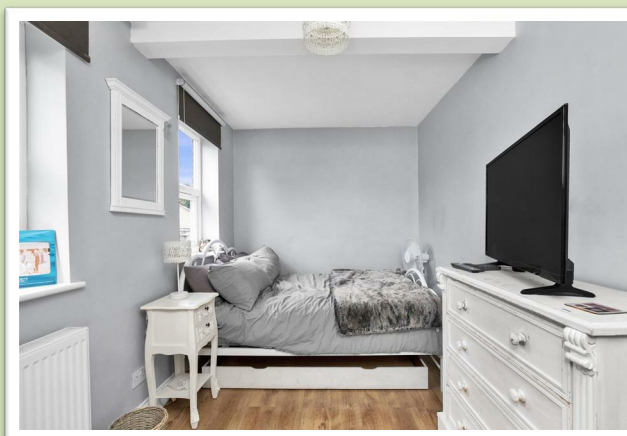
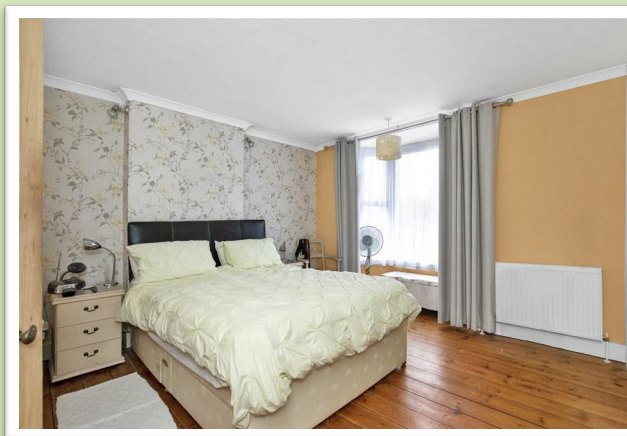
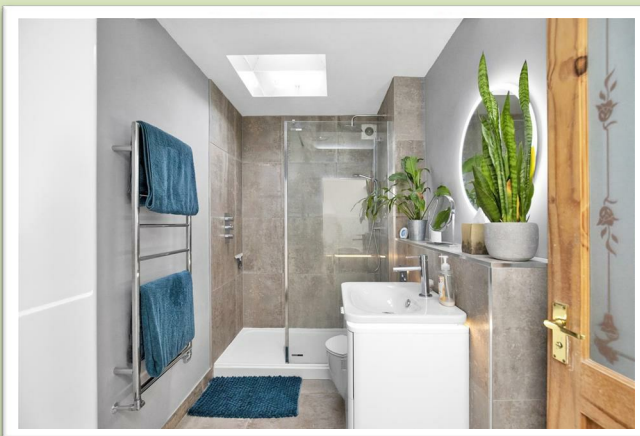
The kitchen has been extended to create an excellent amount of space with an abundance of base and wall units, worksurfaces and a breakfast bar, with space for freestanding appliances, and direct access from a glazed door through to the rear garden. Beyond the kitchen is a guest cloakroom, and an adaptable room with French doors out to the garden, currently used as a store area/utility but could perhaps serve as a study space.

The first floor has also been extended, meaning there are now three generous double bedrooms to the property the principal bedroom being particularly spacious and benefitting from a bay window and fully fitted wardrobes. A modern and stylish shower room completes the internal accommodation with stunning large format tiling, roof lantern, vanity sink unit with automatic accent lighting and heated towel rail.

The garden is a great space to enjoy the private aspect available. With a a brick paved patio area making the perfect spot for outdoor entertaining. A stretch of lawn with mature borders leads down to a working garden with greenhouse and space for raised beds.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE PORCH**

**HALLWAY**

**DINING ROOM 12'03" x 11'04" (3.73m x 3.45m)**

**LIVING ROOM 14'01" x 10'07" (4.29m x 3.23m)**

**KITCHEN 13'10" x 13'06" (4.22m x 4.11m)**

**UTILITY ROOM 8'10" x 6'07" (2.69m x 2.01m)**

**CLOAKROOM**

**FIRST FLOOR**

**LANDING**

**BEDROOM 12'05" x 12'0" (3.78m x 3.66m)**

**BEDROOM 13'11" x 7'05" (4.24m x 2.26m)**

**BEDROOM 12'04" x 8'06" (3.76m x 2.59m)**

**SHOWER ROOM 10'02" x 5'08" (3.10m x 1.73m)**

**OUTSIDE**

**BLOCK PAVED DRIVEWAY PARKING FOR ONE CAR**

**REAR GARDEN**

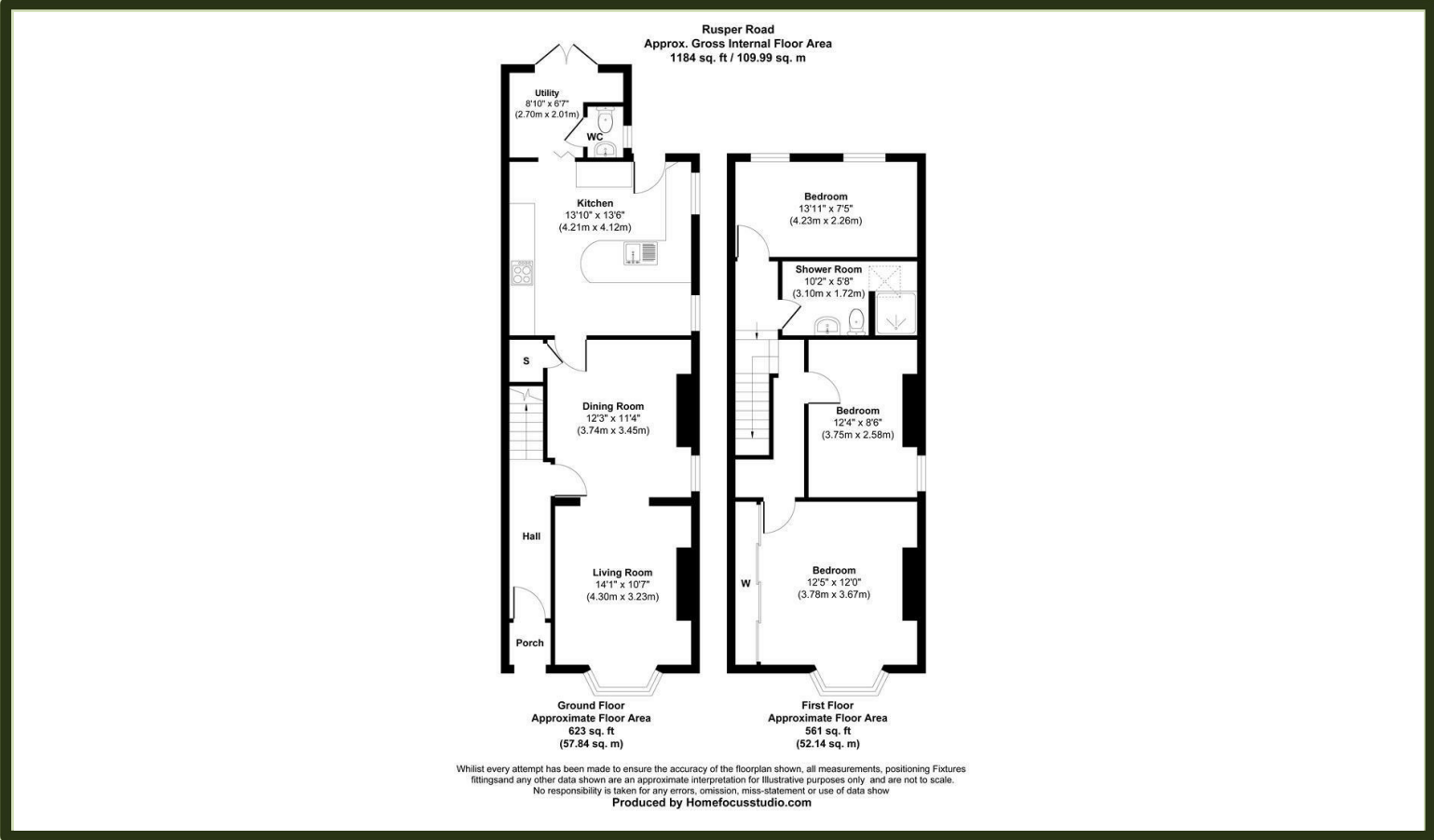
**NO ONWARD CHAIN**



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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270



LOCATION: The property is situated in a popular residential area offering good access for local shops, schools and Littlehaven Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There is also Piries Place which offers a selection of restaurants and an Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham railway station proceed northwards over the railway bridge and at the roundabout take the second exit into Kings Road. At the next roundabout take the second exit into Rusper Road.

COUNCIL TAX: Band D.

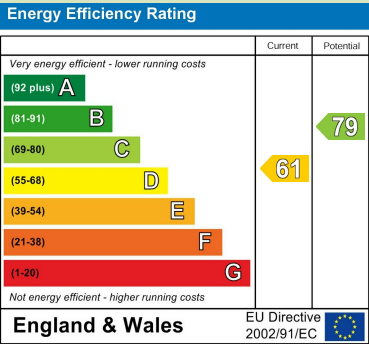
EPC Rating: D.

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.

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



MISREPRESENTATION ACT

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