



Robinswood Court, Rusper Road, Horsham, West Sussex, RH12 4YS



woodlands



Being sold with no onward chain, this unique and well-presented two double-bedroom chalet bungalow is situated in a popular location towards the north of Horsham offering fantastic road and rail links, with Littlehaven and Horsham main line stations both within easy walking distance.

The property benefits from excellent amenities close by with a range of local shops within easy walking distance. There is also scope to enhance and modernise and for the new owners to put their own stamp on the décor.

The property was formally the garaging for a larger house which has now been converted into flats and private dwellings and retains character features to make this a more individual home. Shared driveway access leads to an allocated parking space to the front of the property.

An enclosed entrance porch leads into a bright hallway with large storage cupboard and stairs leading to a large double bedroom with an en-suite wc and access to further loft storage. To the ground floor, the hallway leads to a large living room with feature high ceilings creating a real sense of light and space to this room. Sofas and living room furniture can be well accommodated as well as dining room furniture if desired. French doors lead through to an excellent garden room overlooking the rear garden and is currently used for dining and entertaining throughout the year.

From the living room double doors lead through to a second spacious double bedroom. With fitted mirrored wardrobes, and an additional door from this room leads back into the hallway with a well-presented wet room featuring a walk in shower, heated towel rail and wc. Accessed from the living room is a well-equipped kitchen with a good range of base and wall units, leading to a utility area beyond. To the side of the property is a useful covered lean-to area.

The garden has been designed to be low maintenance, mostly laid to patio over two levels, this is a generous space for al-fresco dining in the summer months and affords the owners a good degree of privacy and seclusion.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH

HALLWAY

LIVING ROOM 12'06" x 15'06" (3.81m x 4.72m)

GARDEN ROOM/DINING ROOM 18'04" x 8'01" (5.59m x 2.46m)

KITCHEN 5'08" x 12'07" (1.73m x 3.84m)

UTILITY ROOM 5'09" x 7'01" (1.75m x 2.16m)

BEDROOM TWO 9'03" x 11'0" (2.82m x 3.35m)

FIRST FLOOR

BEDROOM ONE 13'0" x 11'09" (3.96m x 3.58m)

EN-SUITE W.C

OUTSIDE

LEAN TO/STORE

PRIVATE REAR GARDEN

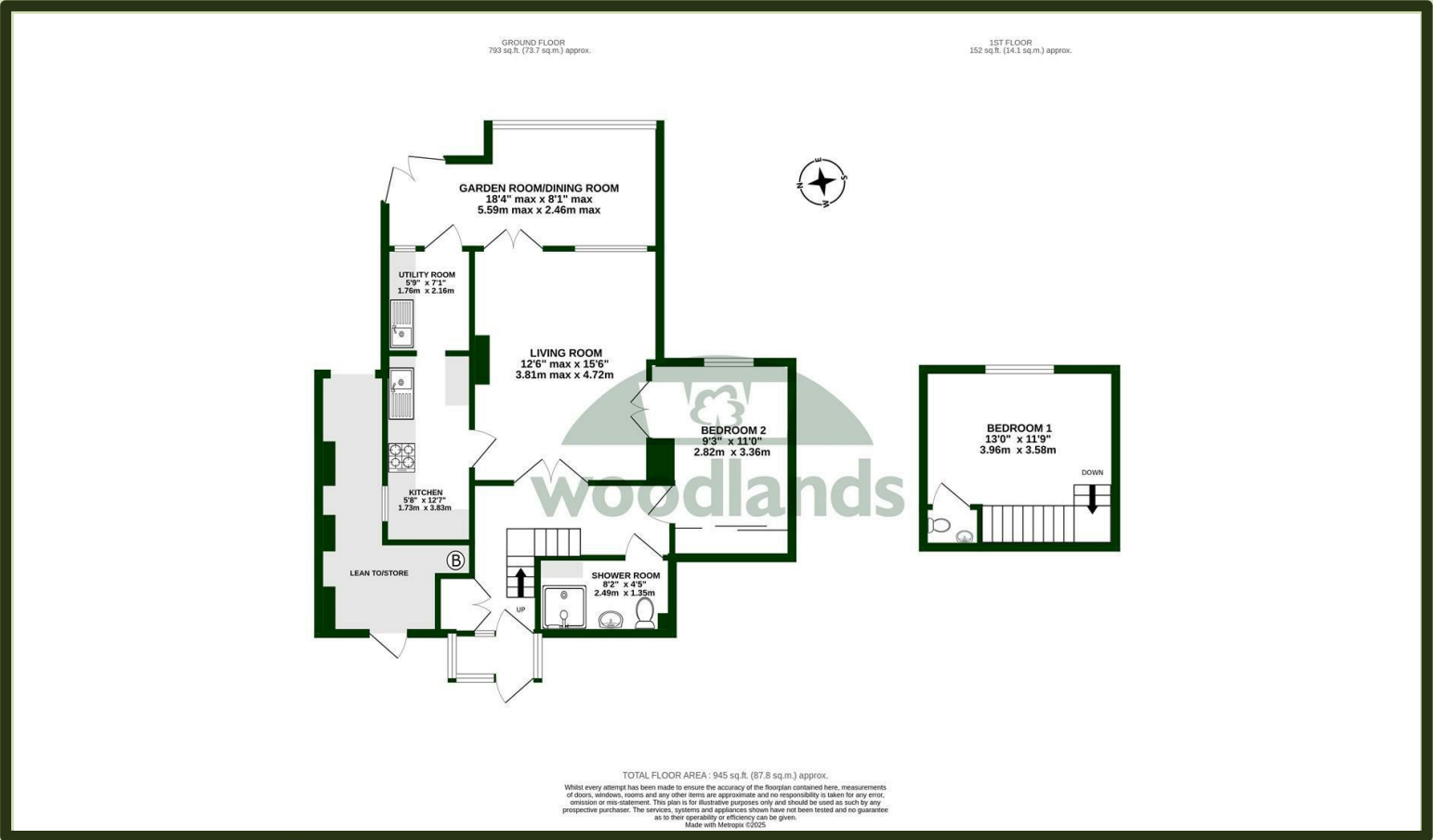
ALLOCATED PARKING SPACE

NO ONWARD CHAIN

ANNUAL ESTATE CHARGE: £75 (Not currently demanded)



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LOCATION: Robinswood Court is conveniently situated close to a Tesco Express store for general day to day needs. Approximately half a mile further is a parade of shops including a Co-op, newsagents with sub post office, and a pharmacy. Littlehaven station is also nearby and there is a bus stop within walking distance with regular services to Horsham station and the town centre.

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 Town centre go straight ahead at the traffic lights into North Street. Go straight across the roundabout and proceed over the railway bridge. At the next roundabout take the second exit into Kings Road and at the next roundabout take the second exit into Rusper Road. Robinswood Court will then be found on the right hand side.

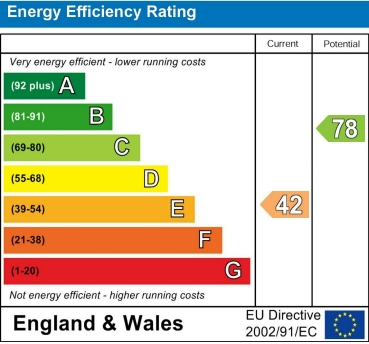
COUNCIL TAX: Band D.

EPC Rating: E.

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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.