



**36 Rusper Road, Horsham, West Sussex, RH12 4BD**

**Guide Price £750,000 - £775,000**

**MANSELL  
McTAGGART**  
Trusted since 1947

## In brief...

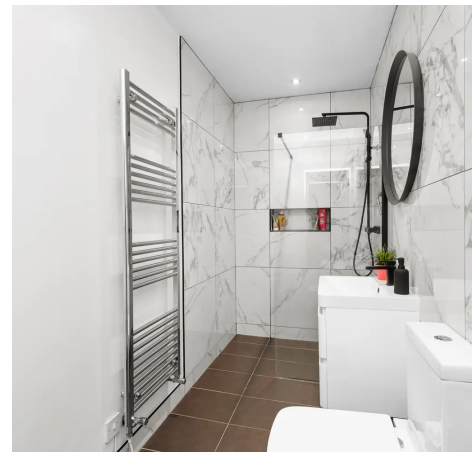
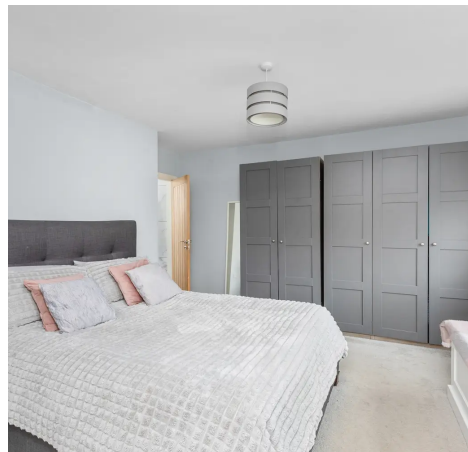
- 3 well proportioned double bedrooms
- Superb 23'11 x 18'6 kitchen/dining/family room
- Master bedroom with en suite
- 157' x 49' garden with substantial vegetable plot
- Driveway for 6 vehicles
- Skilfully re-designed and enlarged bungalow
- Office/studio/consultancy room with power and separate access
- Potential to further enlarge into loft
- Close to schools, transport links, country walks and shops

An outstanding and skilfully re-modelled 3 double bedroom detached bungalow with superb 23'11 x 18'6 kitchen/dining/family room, office/studio, driveway for 6 vehicles and fantastic 157' x 49' garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





## In more detail...

An outstanding and skilfully re-modelled 3 double bedroom detached bungalow with superb 23'11 x 18'6 kitchen/dining/family room, office/studio, driveway for 6 vehicles and fantastic 157' x 49' garden. The property is situated on a popular residential road, close to excellent schools, major transport links, country walks and shopping facilities.

The accommodation comprises: entrance hallway with access into the loft which lends itself for conversion, if required, 2 well proportioned double bedrooms, beautifully fitted family bathroom and the master bedroom is equipped with a stunning en suite shower room. The impressive 23'11 x 18'6 kitchen/dining/family room has been substantially enlarged to create a perfect entertaining/living space with large sliding doors onto the garden. The kitchen has been skilfully refitted with an attractive range of gloss units, family sized breakfast bar, and integrated appliances which include 2 ovens, combination microwave, induction hob, downdraft extractor, fridge/freezer, dishwasher, boiling tap. Off the kitchen/dining/family room there is a snug/tv room and useful utility room with pet showering facility and side access.

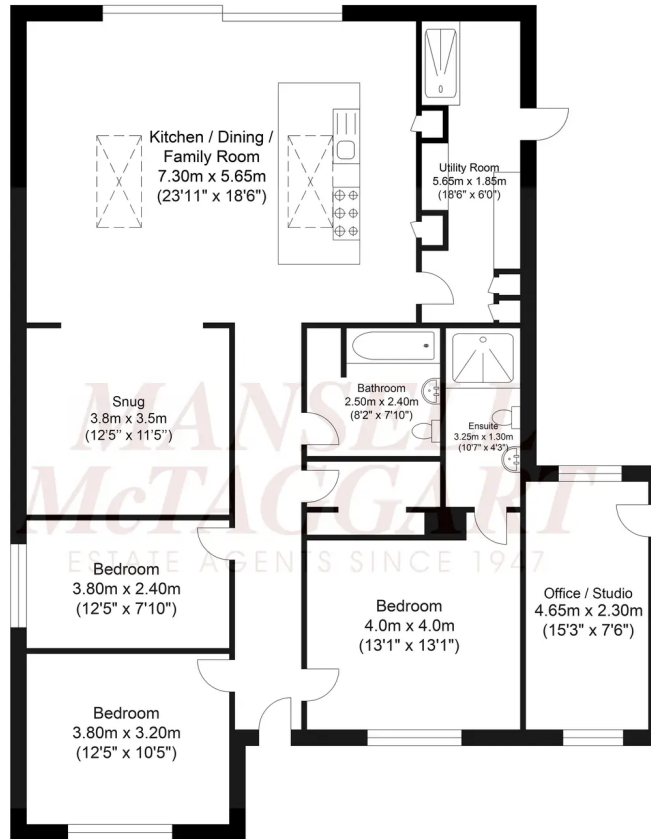
Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the loft) and underfloor heating to the kitchen/dining/family room.

A driveway provides parking for 6 vehicles. The 15'3 x 7'6 office/studio/consultancy room with power and heating is positioned to the side of the property and enjoys a separate entrance. The 157' x 49' part walled rear garden is a particular feature of the property and is predominantly lawned with well stocked borders, good sized vegetable plot and childrens play area. A newly installed paved seating area with pergola is ideal for parties and family get-togethers.

## The location...

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5\* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Approximate Floor Area  
1514.48 sq ft  
(140.70 sq m)

Approximate Gross Internal Area = 140.70 sq m / 1514.48 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Mansell McTaggart

26 Carfax, Horsham, West Sussex, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

**MANSELL  
McTAGGART**  
— Trusted since 1947 —