



17 Rusper Road, Horsham, West Sussex, RH12 4BA

Guide price £650,000 - £675,000

**MANSELL
McTAGGART**
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In brief...

- 3 double sized bedrooms
- 3 reception rooms
- Flexible and well presented bungalow
- Guest bedroom with en suite
- 0.27 acre private west facing plot
- Driveway for 4 vehicles and garage
- Scope to further enlarge or adapt
- Close to schools, transport links, shops and walks

A flexible and well presented 3 double bedroom, 3 reception room detached bungalow, built in the 1950s with further potential to enlarge to rear and into the loft, en suite, cellar, driveway for 4 vehicles, 26' X 9' garage and fantastic 0.27 acre plot. The property is situated on a popular and conveniently located residential road, close to excellent schools, major transport links, shopping facilities and beautiful country walks.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





In more detail...

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The accommodation comprises: entrance hallway, bay fronted master bedroom with fitted wardrobes, further double sized bedroom and family bathroom. The dining room with inter-connecting doors leads into the sitting room with fireplace and double doors onto the garden. The kitchen is fitted with an attractive range of units, integrated appliances and door into the breakfast room. Off the breakfast room there is a double sized guest bedroom with double doors onto the garden, unique 14' X 8' cellar and en suite shower room.

Benefits include double glazed windows, gas fired central heating to radiators (boiler located in breakfast room) and solar panels.

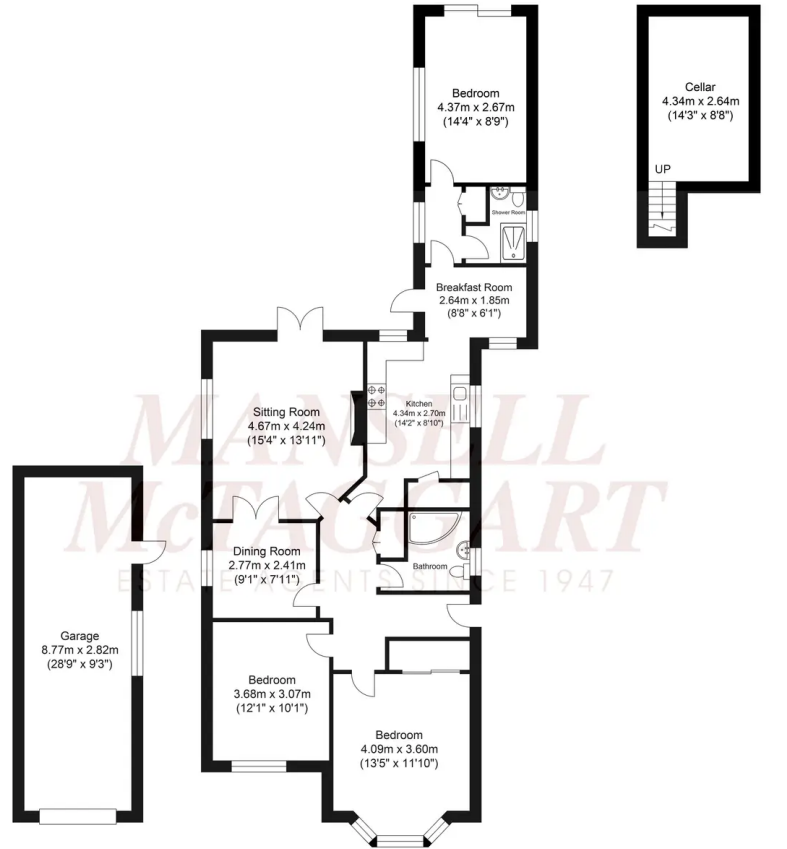
A brick paved driveway provides parking for at least 4 vehicles, leading to the 26' X 9' garage with power. The 210' X 56' west facing garden is a particular feature of the property and the overall plot size of 0.27 acres is rarely found within the town. The garden is predominantly lawned with well established beds and borders, substantial paved patio that adjoins the rear of the property, side access and timber farmed shed.

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.





Garage
Approximate Floor Area
233.57 sq ft
(21.70 sq m)

Ground Floor
Approximate Floor Area
1098.99 sq ft
(102.10 sq m)

Cellar
Approximate Floor Area
135.62 sq ft
(12.60 sq m)

Approximate Gross Internal Area (Excluding Garage / Cellar) = 102.10 sq m / 1098.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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