



Port Hallow
Rusper Road, Horsham, West Sussex, RH12 5QW
Guide Price £795,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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A highly versatile and beautifully presented detached house, occupying a prominent elevated position just moments from Littlehaven railway station and less than two miles from Horsham town centre. Having been significantly improved and meticulously maintained, this highly individual home offers spacious and flexible accommodation comprising a welcoming entrance hall, three ground floor double bedrooms, a shower room, a highly specified fitted kitchen with integrated Neff appliances and separate utility area, together with a spacious open-plan sitting and dining room opening directly onto the rear garden. The third ground floor bedroom provides excellent flexibility and could equally serve as a study, playroom or snug. Occupying the entire first floor, the principal bedroom suite is a particular feature of the property, enjoying a partly vaulted ceiling, fitted furniture, generous eaves storage, a recently upgraded balcony with composite decking, and a large en-suite bath and shower room. Approached from Rusper Road, a private driveway provides off-road parking before rising to the elevated position of the property, where a generous front lawn is bordered by mature trees and established planting. The driveway continues to the rear where block paving, neatly maintained lawns and well-stocked borders create an attractive and low-maintenance garden. A substantial detached garage and workshop benefits from power, lighting and an automatic up-and-over door, offering excellent storage and workspace, whilst also presenting clear potential for conversion to additional accommodation, a home office or annexe, subject to the necessary consents. Additional benefits include solar panels, a recently replaced gas-fired boiler, and Weru double glazed tilt windows and doors throughout. Offered to the market with no onward chain, this turnkey home combines versatile living space with a highly convenient and peaceful location.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as "Eat Street," boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

An attractive brick archway opens into a covered storm porch, with the front door leading into the entrance hall.

Entrance Hall A spacious and welcoming entrance area with fitted entrance mat, radiator, sliding door to the kitchen, and doors leading to the sitting room, bedrooms two and three, bathroom, and a useful storage cupboard.

Sitting and Dining Room A generously proportioned L-shaped reception room offering clearly defined sitting and dining areas. The sitting area centres around an attractive fireplace with stone surround and features sliding doors opening onto the rear garden. The dining area enjoys dual-aspect windows to the side and rear, creating a bright and airy space, with stairs rising to the first-floor landing. A door leads through to the study.

Study / Bedroom Four A versatile room currently used as a study, featuring a radiator, front aspect bay window overlooking the front garden. Equally suited as a snug, playroom or fourth bedroom.

Kitchen A beautifully appointed and highly specified fitted kitchen comprising a range of eye and base-level cabinets and drawers with contrasting solid work surfaces and matching upstands. There is an inset Franke stainless steel one-and-a-half bowl sink with mixer tap and drainer, Amtico flooring, under-cabinet lighting, illuminated glass-fronted display cabinets and practical storage solutions including a corner carousel unit. Integrated appliances include a Neff eye-level double oven with plate warming drawer, Neff five-burner gas hob with extractor hood over, full-size Neff dishwasher and Neff fridge/freezer. A large rear aspect window overlooks the garden, and there is ample space for a breakfast table. The kitchen opens into the utility room.

Utility Room Providing space and plumbing for a washing machine and tumble dryer, with an obscured side aspect window, fitted coir mat, alarm control panel and cupboard housing the Worcester Bosch gas-fired boiler. A separate consumer unit serves the solar panels, and an external door provides access to the rear garden.

Bedroom Two A spacious double bedroom with front aspect window overlooking the front garden, radiator, and a full-width range of fitted wardrobes with hanging rails, shelving and LED spotlighting.

Bedroom Three Another generous double bedroom with front aspect window overlooking the front garden and radiator.

First Floor Landing Stairs rise from the dining area to the first-floor landing, which benefits from a rear aspect Velux window, radiator, loft hatch and a large eaves storage cupboard.

Principal Bedroom Suite A standout feature of the property, this impressive principal bedroom has a vaulted ceiling and a triple-aspect arrangement with side and rear Velux windows together with sliding doors opening onto a balcony. The balcony provides an outdoor seating area providing a pleasant outlook over the front garden. The room further benefits from two radiators, fitted wardrobes with hanging and shelving space, an additional storage cupboard, and access to the en-suite bath and shower room.

En-Suite Bath and Shower Room Fitted with a large corner bath with mixer tap and handheld shower attachment, low-level WC, pedestal wash hand basin with mixer tap, and an oversized walk-in shower with rainfall shower head and separate handheld attachment. Further features include a radiator, front aspect Velux window, Amtico flooring, and recessed downlighting.

Garage / Workshop A substantial brick-built garage and workshop with power, lighting, up-and-over vehicle access door, side and rear aspect windows and a personal door to the garden. The garage widens towards the rear, comfortably accommodating a vehicle while retaining a separate workshop area. Subject to the necessary consents, the space offers potential for a variety of alternative uses.

Outside

The property occupies a prominent elevated position set back from Rusper Road and is approached via a private driveway providing off-road parking. The driveway rises to the main house, where an area of lawn bordered by mature trees and established planting creates an attractive frontage and a good degree of privacy. To the rear, the gardens have been thoughtfully arranged for ease of maintenance and enjoyment, combining areas of block paving with neatly kept lawns and well-stocked borders. The garden provides an excellent space for outdoor dining and entertaining, whilst enjoying a pleasant outlook and a good level of seclusion.

Council Tax Band - F

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

