



**Rusper Road,
Horsham, RH12 4BA**

Asking Price £750,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

LOCATION

Situated on Rusper Road in Horsham, this property enjoys a highly convenient position within easy reach of the town centre, mainline train station and a range of local amenities. Horsham is a thriving historic market town offering an excellent selection of shops, restaurants, cafés and leisure facilities, including Horsham Park. The property is also well positioned for access to the A264, A24 and M23, providing strong links to London and the south coast. Well-regarded local schools are nearby, making this an ideal location for families seeking both convenience and a strong community setting.

PROPERTY

Tenure: Freehold

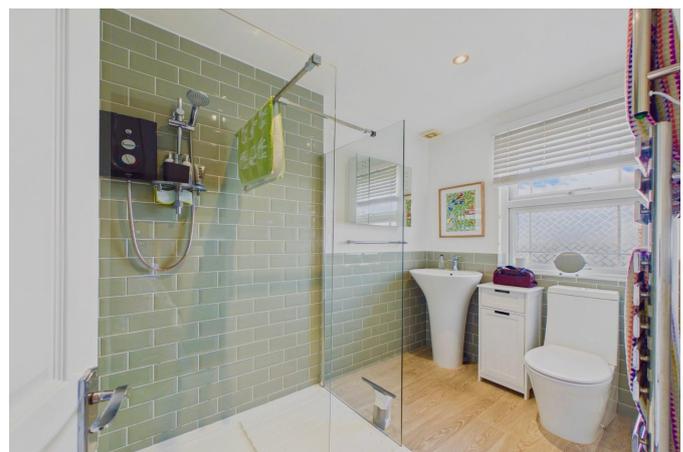
This beautifully presented four-bedroom detached home offers spacious and well-balanced accommodation arranged over three floors, finished with stylish décor throughout and ready for immediate occupation. The property welcomes you with a large entrance hall, creating a strong first impression and setting the tone for the space that follows. The ground floor offers excellent living accommodation, including a comfortable reception room featuring a log burner, alongside a separate living/dining area, providing flexibility for both everyday living and entertaining. The layout flows well, with clearly defined yet connected spaces. The kitchen is well positioned and complements the living space with fitted appliances and utility area, while a downstairs WC adds further practicality.

On the first floor, there are three well-proportioned bedrooms, each benefiting from built-in double wardrobes, all served by a modern family bathroom. The top floor is dedicated to a spacious master suite, offering a generous bedroom with an en-suite bathroom, additional loft storage space, and enjoying far-reaching views across the South Downs and towards Surrey, creating a private and peaceful retreat.

Presented in turn-key condition, this home combines space, style and functionality, with further potential to enhance the outdoor offering, including the opportunity to create a garden office .

OUTSIDE & PARKING

Externally, the property benefits from a beautifully maintained west facing rear garden, offering a fantastic space for outdoor living and entertaining. The garden provides a good level of privacy and is well suited for both families and those who enjoy spending time outside. To the front, the property offers off-road parking, ensuring convenience for residents and visitors. The overall setting complements the internal accommodation perfectly, providing a balance of indoor and outdoor living. The combination of a generous garden and practical parking further enhances the appeal of this attractive and well-presented family home.





Buses

1 minute walk



Shops

Convenience Store
3 minute walk



Trains

Littlehaven – 0.3 miles
Horsham – 0.9 miles



Airport

Gatwick
10.2 miles



Roads

M23
5.3 miles



Sport & Leisures

Pavilions in the Park
1 mile



Rental Income

£2,300 pcm



Schools

Oakfields Primary
Kingslea Primary
The Forest School
Bohunt



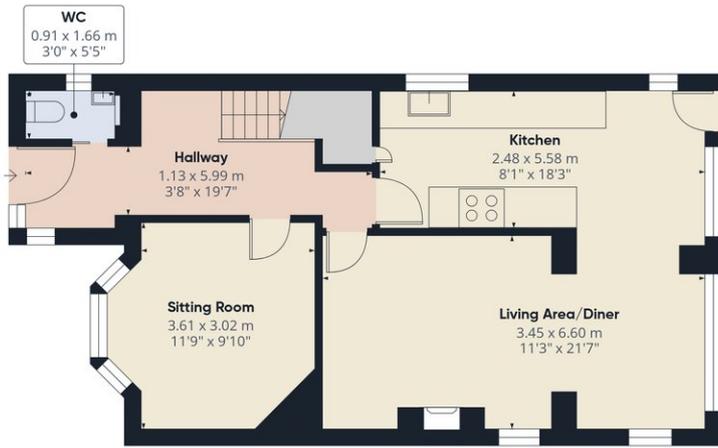
Fibre Broadband

Up to 1600 Mbps



Council Tax

Band F



Ground Floor



Floor 1

Floor 2



Approximate total area^m
123.7 m²
1334 ft²

Reduced headroom
1.7 m²
19 ft²

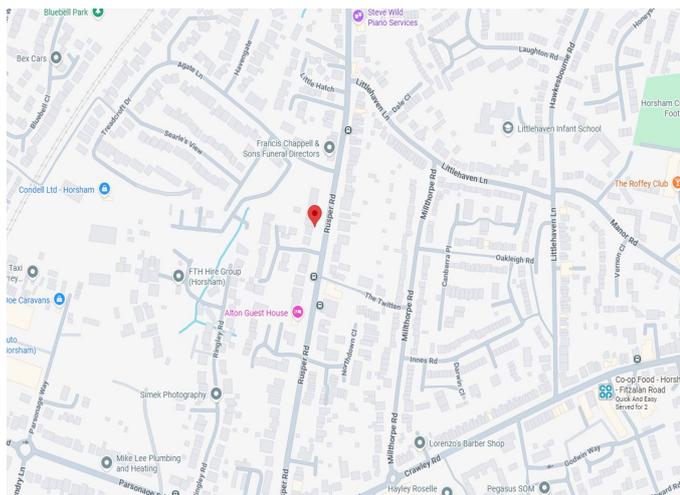
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

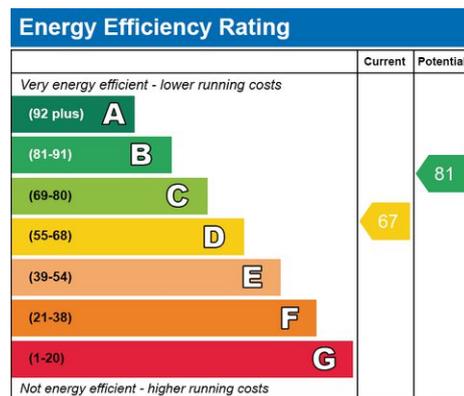
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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