



# Church Street, Rudwick, RH12 3GF

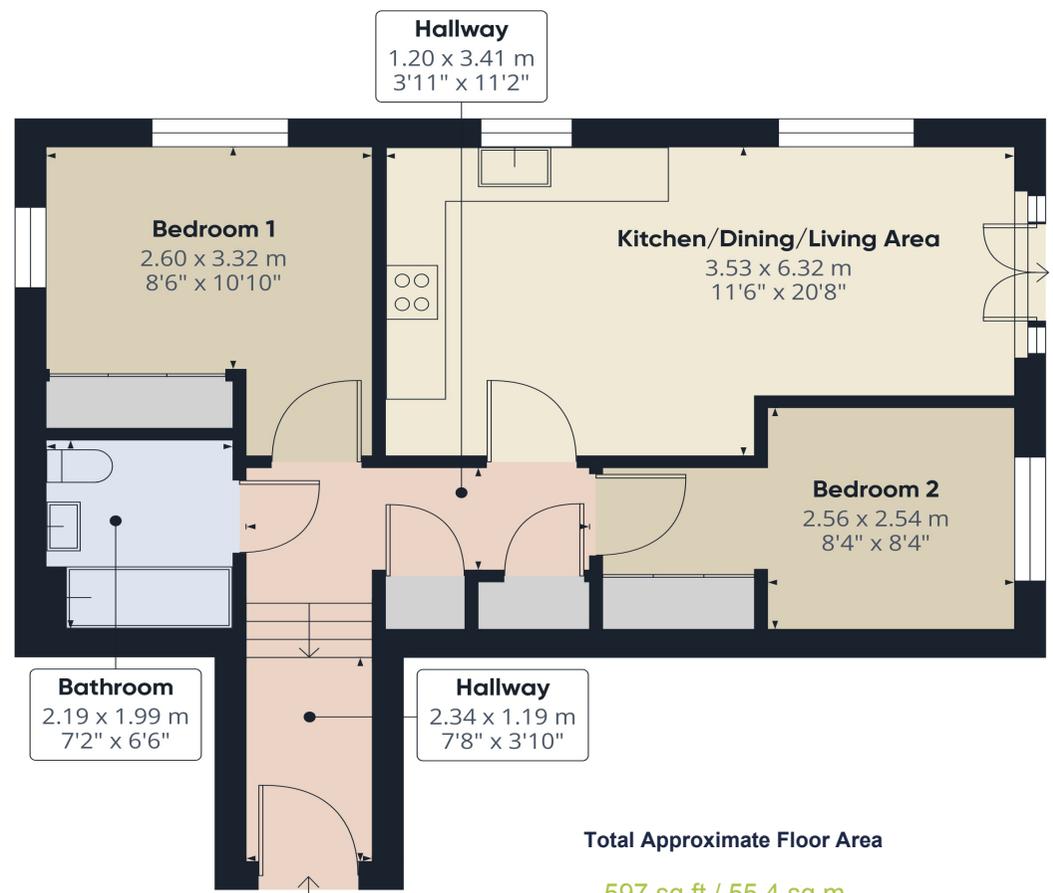


## PROPERTY

This well-presented ground-floor flat offers thoughtfully arranged accommodation with a comfortable and welcoming feel throughout. The property features a generous living area that provides ample space for both seating and dining, making it ideal for everyday living as well as entertaining. The layout allows for excellent natural light, enhancing the sense of space and flow. The kitchen is neatly arranged with good storage and worktop space, offering a practical and functional environment. There are two well-proportioned bedrooms, both of which enjoy a pleasant outlook and flexibility of use, whether as bedrooms, a guest room, or a home office. The main bedroom offers a particularly calm and comfortable retreat. A well-appointed bathroom serves the property and is finished in a clean, contemporary style. Overall, the flat combines practicality with comfort and is ready to move into while still offering scope to personalise.

## OUTSIDE & PARKING

One of the standout features of this property is the benefit of private off-street parking, providing both convenience and peace of mind. The development is well maintained and offers a pleasant setting, with tidy communal areas enhancing the overall appeal. Being on the ground floor allows for easy access, ideal for day-to-day living. The outside space and parking arrangements perfectly complement the property, adding to its practicality and desirability within this popular village location.



**Total Approximate Floor Area**

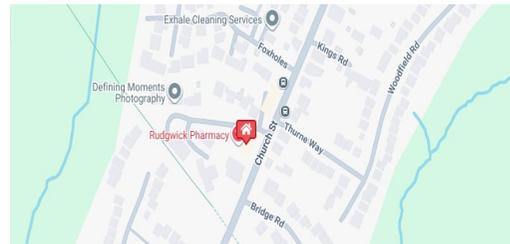
597 sq ft / 55.4 sq m

## ADDITIONAL INFORMATION

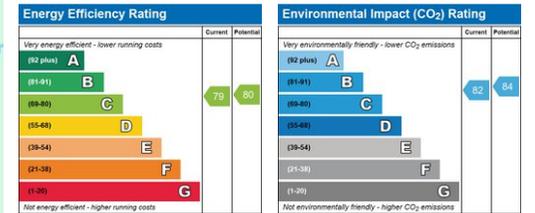
Tenure: Leasehold  
Lease Term: 125 Years from 29 September 2007  
Service Charge: £1,211.41 per annum  
Service Charge Review Period: Annually  
Ground Rent: £350.00 per annum  
Ground Rent Review Period: tbc

AGENTS 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.

## Map Location



## EPC Rating



 <b>Buses</b> 1 minute walk	 <b>Shops</b> Co op Food 5 minute walk	 <b>Trains</b> Billingshurst 6 miles
 <b>Sport &amp; Leisures</b> Cranleigh Leisure 5.3 miles	 <b>Rental Income</b> £1,500 pcm	 <b>Schools</b> Rudwick Primary The Weald
 <b>Fibre Broadband</b> Up to tbc Mbps	 <b>Roads</b> M23 14.3 miles	 <b>Council Tax</b> Band C

Viewing arrangements by appointment through:

**Brock Taylor**  
01403 272022  
horshamsales@broctaylor.co.uk



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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