



**North End, Partridge Lane,  
Rusper, RH12 4RW**

**Offers Over  
£350,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

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Rusper, RH12 4RW**



## LOCATION

Tucked away in a peaceful semi-rural setting, North End on Partridge Lane enjoys the perfect balance of countryside charm and convenience. Situated on the edge of the sought-after village of Rusper, the area offers a strong sense of community, with a popular primary school, village shop, church, and traditional pub. Surrounded by beautiful Sussex countryside, it's ideal for walking, cycling, and outdoor pursuits, while still being within easy reach of Horsham, which provides a wide range of shops, restaurants, and mainline train services to London. Well positioned for commuters, the property also benefits from convenient access to the A24, A264, and the wider road network, making it an excellent choice for those seeking a rural lifestyle without sacrificing connectivity.

## ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers good-sized accommodation, with excellent potential to extend (STPP), presenting an exciting opportunity for a purchaser to renovate and personalise to their own specification.

The ground floor features a spacious living room, with open fireplace, a kitchen/diner, bathroom and an entrance hall. The first floor features three generous bedrooms, with double glazing and oil fired heating.

## GARDENS & PARKING

The property boasts extensive driveway parking for multiple vehicles, with an adjacent area of front garden. There is a detached garage to the side of the property with double doors, that offers excellent scope for extension (STPP). To the rear there is a large rear garden, that is predominantly lawned with a mature Willow tree. The garden is mainly lawned, with fencing and backs onto open fields, to create an attractive open outlook.





**Buses**

1.5 miles



**Shops**

Rusper Village Store  
1.4 miles



**Trains**

Faygate – 3.2 miles  
Ifield – 3.3 miles



**Airport**

Gatwick  
6.6 miles



**Roads**

M23  
6.9 miles



**Sport & Leisures**

Pavilions in the Park  
6.5 miles



**Rental Income**

£1,850 pcm  
(once refurbished)



**Schools**

Rusper Primary  
Holy Trinity CofE Secondary



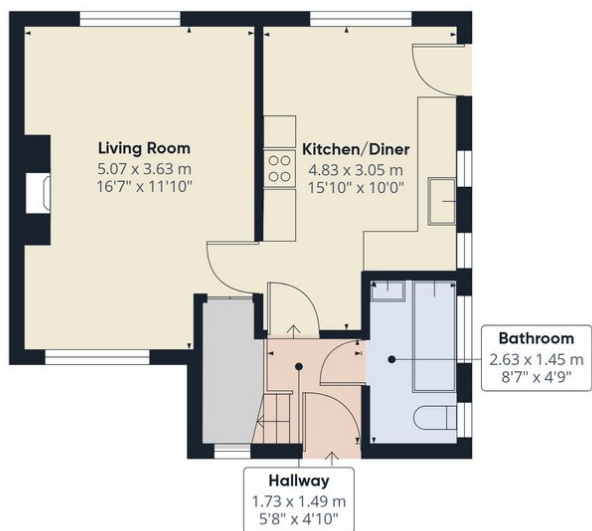
**Fibre Broadband**

Up to 19 Mbps

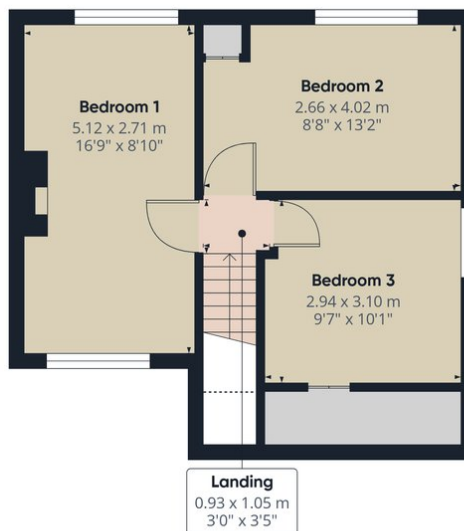


**Council Tax**

Band D



Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
76 m<sup>2</sup>  
818 ft<sup>2</sup>

(1) Excluding balconies and terraces

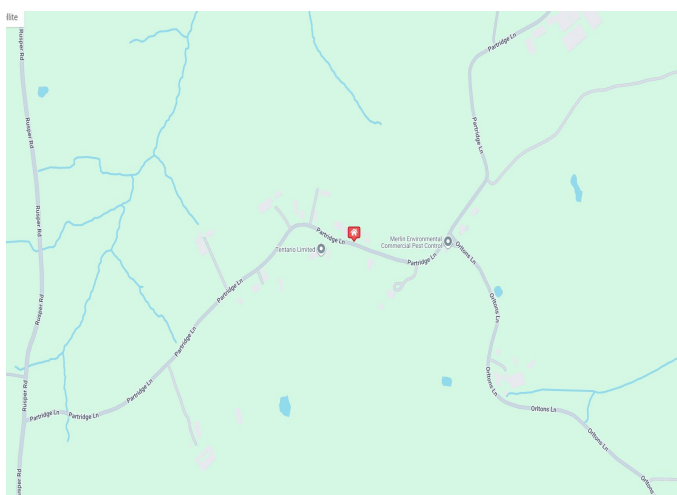
Reduced headroom  
..... Below 1.5 m/5 ft

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Viewing arrangements by appointment through Brock Taylor

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