



Rosemary, Church Street

Rudgwick, Horsham, West Sussex, RH12 3EH

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Alex Harvey
A passion for property

Rosemary

A spacious two/three-bedroom detached bungalow, situated on a generous plot with mature, west-facing garden and driveway parking. Located in the popular village of Rudgwick, close to local amenities and just a short drive from Billingshurst mainline railway station.

- TWO DOUBLE BEDROOMS
- FAMILY ROOM AND DINING ROOM
- DUAL ASPECT SITTING ROOM
- WEST FACING REAR GARDEN
- DRIVEWAY PARKING
- NO CHAIN



This beautifully located detached bungalow has been recently renovated and is on a generous plot and has the benefit of nearby countryside walks.

The bright and welcoming hallway provides access to the cloakroom and the kitchen. The cloakroom has been refitted with a white suite of a low-level toilet and a wall-mounted handwash basin. Across the hall, step up into the recently refitted kitchen with new, wood-effect flooring and plenty of natural light. The kitchen has been fitted with modern, gloss units with contrasting wood-effect worktops and finished with chrome-effect handles. Appliances include an electric oven, ceramic hob with extractor over, and space with plumbing for a washing machine. The kitchen leads to the inner hallway that provides access to the family bathroom which has been recently refitted with a white suite comprising panelled bath with shower and shower screen, close-coupled toilet, pedestal handwash basin and finished with white tiling. Further along is the first double bedroom and at the end is the second double bedroom.

To the right of the kitchen is the dining room which in turn leads into the family room which is a lovely light space with a feature bay window that could be used as a third bedroom. From the dining room is a step down into the dual aspect sitting room. The basement/store is a useful extra space* in the property and is accessed via an external door.

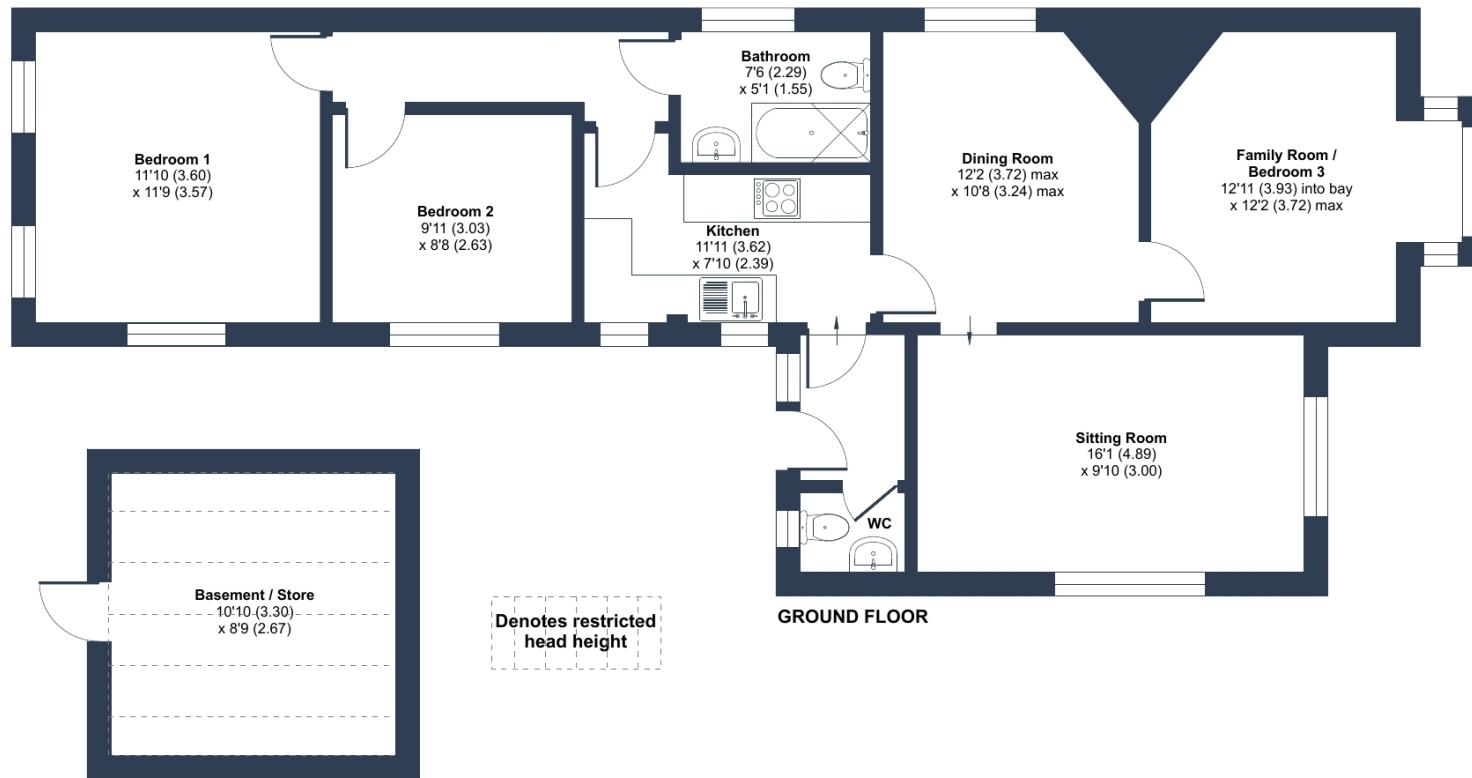


OUTSIDE

The property is approached via a tarmacked driveway, with parking for up to two cars. The part-walled front garden is mainly laid to lawn with hedges and a raised flowerbed. A pathway to the side leads to the generous, west-facing garden. The secluded garden is an aspiring gardener's dream, at around 100 ft in length, there is ample space for a variety of planting.

Rudgwick has great local facilities including a shop with post office, medical centre, dentist, pub, pharmacy, church, and a variety of sports clubs including tennis, cricket and netball. The Milk Churn coffee shop nearby is popular with walkers and cyclists alike. Cranleigh, Horsham and Guildford provide more comprehensive facilities and mainline railway services to London. The surrounding countryside provides many miles of beautiful walks, including the Downs Link with access to public bridleways and footpaths.





Approximate Area = 909 sq ft / 84.4 sq m

For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1454443

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, water and mains drainage are currently connected to the property. Council Tax Band F. EPC-E. * There is restricted head height in the basement. Agents Note: There is Japanese knotweed on the land which is under a management plan.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

