



28 Windacres Farm Lane

Rudgwick, Horsham, West Sussex, RH12 3XQ

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Alex Harvey
A passion for property

28 Windacres

A beautifully presented three-bedroom mid-terraced family home, situated on a modern development, with a south-facing rear garden and driveway parking. Located in the semi-rural village of Rudgwick, close to local amenities and just a short drive from Horsham with shopping centre and mainline railway station.

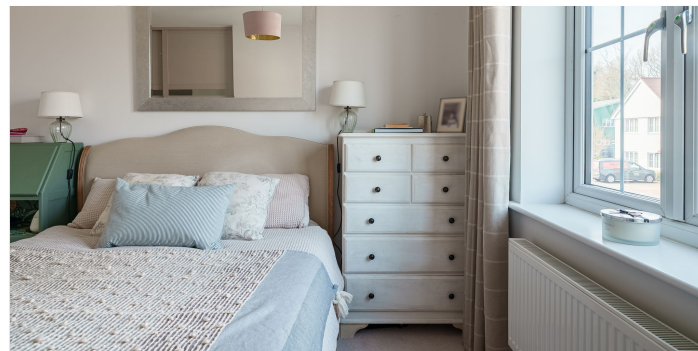
- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- DOWNSTAIRS CLOAKROOM
- SOUTH-FACING REAR GARDEN
- DRIVEWAY PARKING FOR TWO CARS
- VILLAGE LOCATION



This wonderfully modern home, with the remainder of the NHBC warranty, offers spacious accommodation with a south-facing garden and parking.

The welcoming hallway provides access to the downstairs cloakroom, stairwell to the first floor, dining area, living room and the kitchen. The living room/dining area is a real highlight of this home with Pronto™ herringbone oak-effect flooring, plenty of natural light from the window and double doors leading to the garden, and a useful under-stairs storage cupboard. The kitchen, to the front of the property, is a lovely bright space with practical and stylish vinyl flooring and modern tiling. The kitchen is fitted with contemporary units with Silestone™ worktops and finished with metal trim. Appliances include split-level electric oven & microwave, induction hob with extractor over, and integrated washing machine, dishwasher and fridge/freezer.

The winding stairwell leads to the first-floor landing with airing cupboard and providing access to two double bedrooms, single bedroom, and family bathroom. The main bedroom has the benefit of fitted wardrobes and a luxury ensuite shower room. The family bathroom has been fitted with a white suite comprising panelled bath with shower over, back-to-wall WC, basin unit with storage, and finished with a chrome-effect towel rail.



OUTSIDE

The property is approached via a block-paved driveway with parking for two vehicles. The south-facing rear garden is accessed via a back gate and is mainly laid to lawn with raised flower beds, and a good-sized patio area providing the perfect space for alfresco dining and summertime entertaining. To the rear of the garden is a garden shed for all your garden storage needs.

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.





Total Area: 96 sq.m (1029 sq.ft)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement.

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, mains gas, water and mains drainage are currently connected to the property.
Council Tax Band D. EPC-B. Agents Note: An annual service charge is payable for this property.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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