



Church Street, Rudgwick, RH12 3ET



PROPERTY

This spacious two double Bedroom, Ground Floor Apartment boasts 786 Sq Ft of beautifully presented accommodation, with a particular feature being the double aspect 23'11 x 19'6 open plan Living / Kitchen Area. This impressive space would be perfect for entertaining, with plenty of room for sofas and a dining table, leading through to the Kitchen Area. The contemporary Kitchen, which has under unit lighting, offers a selection of integrated appliances, which include a cooker & hood. Both Bedrooms are fantastic doubles, with the largest boasting a door that spills out to a Private Terrace. Completing the accommodation is the luxurious Bathroom which is fully tiled with a stylish suite and has a shower above the bath.

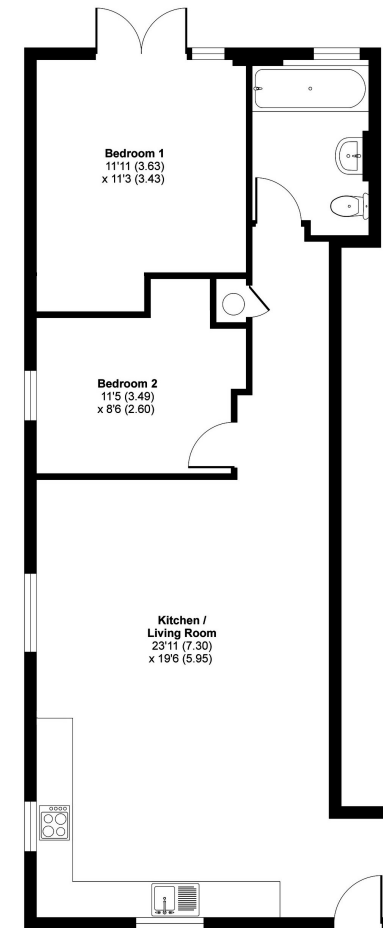


Total Approximate Floor Area

786 sq ft / 73 sq m

Viewing arrangements by
appointment through :

Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk



OUTSIDE

All properties benefit from an allocated residents parking space and two further visitor spaces on site. There is also a bike store for the use exclusively of the residents.



Buses
1 minute walk



Shops
Co-op Food
1 minute walk



Trains
Billingshurst
6.6 miles



Sport & Leisure
Pavilions in the Park
8 miles



Rental Income
£1,050 pcm
4% Yield



Schools
Rudgwick Primary
Pennthorpe Preparatory
The Weald



Broadband
Up to 67 Mbps

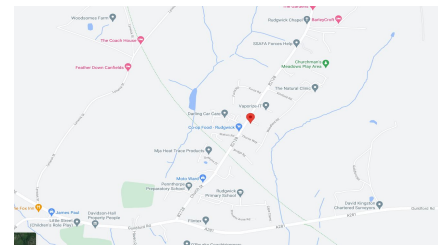


Roads
M23
14.2 miles



Council Tax
Band TBC

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales			
		77	77
EU Directive 2002/91/EC			

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.

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

01403 272022

brocktaylor.co.uk

2-4 East Street, Horsham, West Sussex, RH12 1HL