



East Street, Rusper, West Sussex
Guide Price £459,950 Freehold



CHARMING COTTAGE- Set in the heart of Rusper village this three bedroom home is offered for sale with no chain above.

Viewing Recommended

A lovely village home set in the heart of Rusper being close to the local shop, post office and public house. For those looking for a lifestyle property you wont be disappointed.

A reception porch leads you through to the entrance hall with plenty of useful storage and a downstairs WC/cloakroom.

A door from the hall leads you through into the open plan style modern kitchen/dining room, the kitchen fitted with Shaker style units and a sit up breakfast bar that separates the two areas. There is a fitted oven and gas hob with extractor hood above.

The dining room itself leads through into a bright garden room with double glazed French doors leading out onto the terrace.

Double doors from the dining room lead into the sitting room with feature fireplace and inset wood burner.



Moving to the first floor landing there are three bedrooms, two of the rooms have fitted cupboards and there is a contemporary styled family bathroom with walk in shower, bath, low level wc and wash hand basin.

Outside

The front provides a large shingle driveway with off street parking.

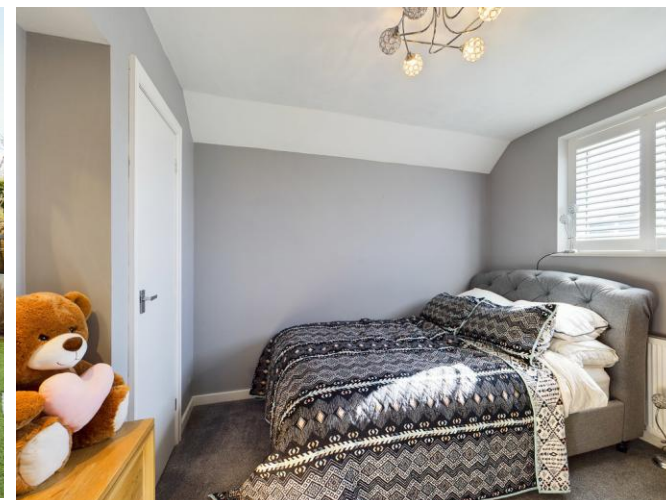
The rear garden is a lovely private space for al-fresco dining with sandstone patio terrace, side gate and is easily maintained as the lawn is Astro turf.

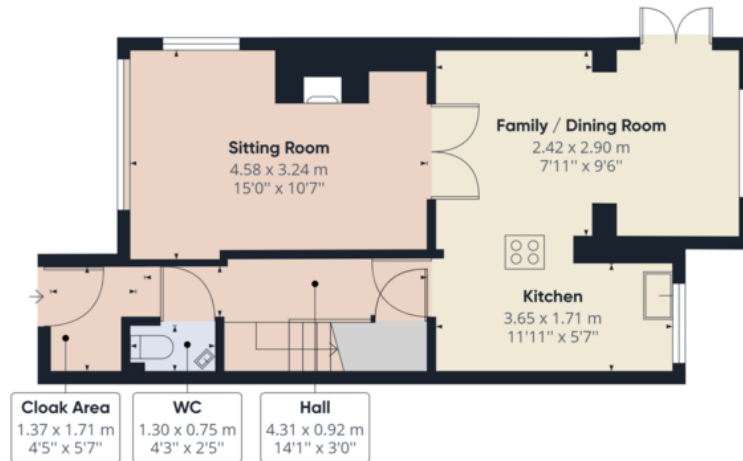
A very useful aspect of this property is that it comes with its own garage.

Rusper is a small country village on the Sussex and Surrey borders. There is community owned village shop, post office, two village pubs, a well regarded primary school, as well as a country hotel, community tennis court and children's play area. There are many rural walks, with the surrounding lanes also perfect for cycling with bridle paths also close by for those who enjoy an equestrian lifestyle. There are many golf courses, including one in Rusper and other forms of recreation nearby.

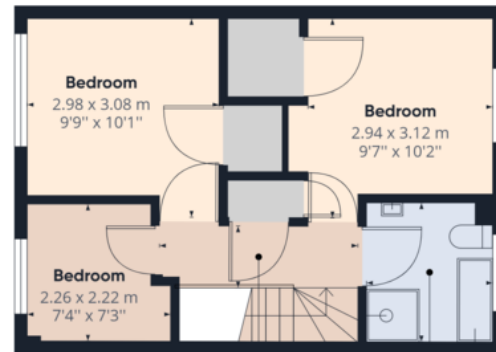
Horsham is the nearest town, a few miles away. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

For those needing to commute, Horsham Station is approximately three miles away and has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. Gatwick Airport is eight miles away, Guildford 21 miles and London driving distance is approximately 40 miles. Distances and times are approximate.





Floor 1 Building 1



Approximate total area⁽¹⁾
77.11 m²
830.00 ft²

(1) Excluding balconies and terraces

While every attempt has been made to

Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ
T: 01403 248222 • E: horsham@martinco.com

01403 248222

<http://www.martinco.com>



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