



**Capel Road  
Rusper, RH12 4PZ**

**£315,000**

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

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Rusper, RH12 4PZ



## LOCATION

This delightful and well situated home is located to the north of Horsham in a pleasant rural position but still within easy reach of the town centre, with its comprehensive range of shopping, sporting and recreational facilities, together with mainline station linking London & the South Coast. The property is also on the outskirts of the popular village of Rusper, which offers two public houses, a church, shop and excellent village primary school. The area is well served with private and state schools and churches of many denominations. The A24, Horsham bypass provides easy access to London and the south coast, connecting with the M23 and M25, the complete motorway network and Gatwick International Airport (approximately 9 miles). Several train stations can be found within easy reach which include Horsham, Warnham and Dorking stations.

## PROPERTY

Tenure: Freehold

The front door opens into a spacious Hall, which provides the ideal space to remove your shoes before stepping into the impressive, double aspect, open plan Kitchen Living Area, which has an 11ft high vaulted ceiling. This bright room is flooded by natural light, is perfect for entertaining with sliding doors spilling out to the large Rear Garden which in turn has far reaching views over neighbouring woodland. The high specification Kitchen has quartz worktops and is fitted with a contemporary range of floor mounted units, that conceal a selection of integrated appliances including a Bosch Oven and Induction Hob and Smeg Cooker. The Living Area and Hallway benefit from luxury timber effect flooring from Nordikka. Completing the accommodation is the Double Bedroom, which also has double doors spilling out to the Rear Garden, and the luxurious Family Bathroom which has a separate bath and shower cubicle.

## OUTSIDE

This beautifully finished property is tucked away in a new, private & gated development. The site includes digital keypad/fob access and an audio entry phone system for added security. Situated on the edge of Rusper featuring spectacular views across the neighbouring farmland and woodland. This secure community is made up of a handful of individual properties, with each one offering something unique. Once the electric gates open, the landscaped driveway reveals itself and leads you to the residents parking, where you will find your allocated space along with a number of visitor spaces. A gate opens into the wonderful Rear Garden, measuring at 55 sqm, which is enclosed by post and rail fencing, and has an attractive sandstone patio, that would be perfect for barbeques in the Summer months, which leads on to an expanse of lawn, that would be the perfect space for the children to play, or for a keen gardener to make the most of.

## ADDITIONAL INFORMATION

Maintenance Charge: £80 per month  
10 Year New Build Warranty  
Legal Fees Covered

## AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





**Shops**  
Village Store  
1.4 miles



**Trains**  
Ockley – 3 miles  
Warnham – 3.1 miles



**Airport**  
Gatwick  
9 miles



**Roads**  
M23  
7.4 miles



**Sport & Leisure**  
Rusper Sports Club  
1.2 miles



**Rental Income**  
£1,200 pcm  
Rental Yield – 4.5%



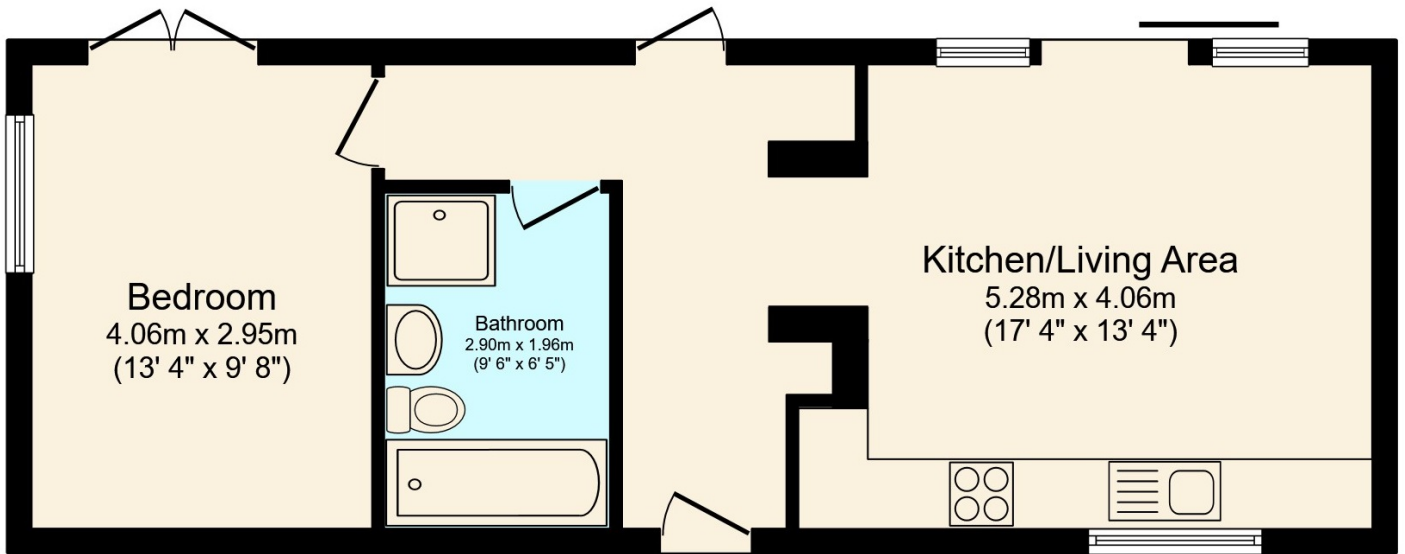
**Schools**  
Rusper Primary  
Ifield Community College



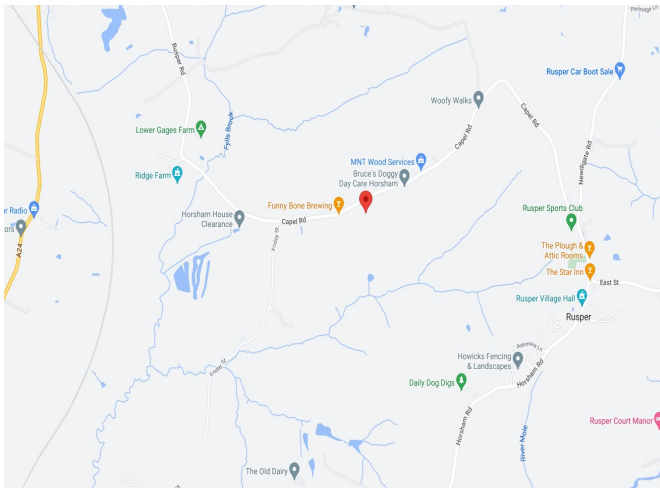
**Broadband**  
Up to 145 Mbps



**Council Tax**  
Band B



**Map Location**



**Total Approximate Floor Area**  
**565 sq ft / 52.5 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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**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.

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