



**Capel Road,
Horsham, RH12 4PZ**

**Asking Price Of
£600,000**

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



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PROPERTY

Welcome to this beautifully presented four-bedroom, three-bathroom detached bungalow in the desirable Six Acre View, Capel Road. This spacious home offers flexible accommodation ideal for families or those seeking single-level living. The open-plan kitchen and dining area flows seamlessly into the lounge, creating an inviting space for entertaining and relaxation. All four bedrooms are generously sized, with two benefitting from en-suites. A large driveway at the front provides ample parking for multiple vehicles, and the home is offered to the market with no onward chain, making for a smooth and swift transaction. Don't miss this rare opportunity in a sought-after location.

OUTSIDE

Step into a substantial rear garden, ideal for families, entertaining, or enjoying peaceful evenings outdoors. Facing west, this beautifully maintained space offers captivating sunset views, making it perfect for al fresco dining or unwinding in the evening sun. A combination of patio and lawn provides versatility for both

relaxation and play, with scope for further landscaping or additions like a garden studio (STPP). The property sits within a securely gated setting, offering privacy, peace of mind, and a sense of exclusivity. This garden is a true extension of the home-private, spacious, and full of potential.

LOCATION

Situated on Capel Road in the charming village of Rusper, this property offers the best of countryside living with easy access to nearby towns. Rusper boasts a welcoming community, a popular local pub, village shop, and beautiful surrounding countryside for walking and outdoor pursuits. The location provides excellent road links to Horsham, Dorking, and the M23/M25, ideal for commuters or families. While the home is located under the Gatwick flight path, it remains a popular choice for those seeking space, tranquillity, and a semi-rural lifestyle. A rare opportunity to enjoy village living within a secure and private setting.





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

£ tbc pcm



Schools

Rusper Primary
Ifield Community College



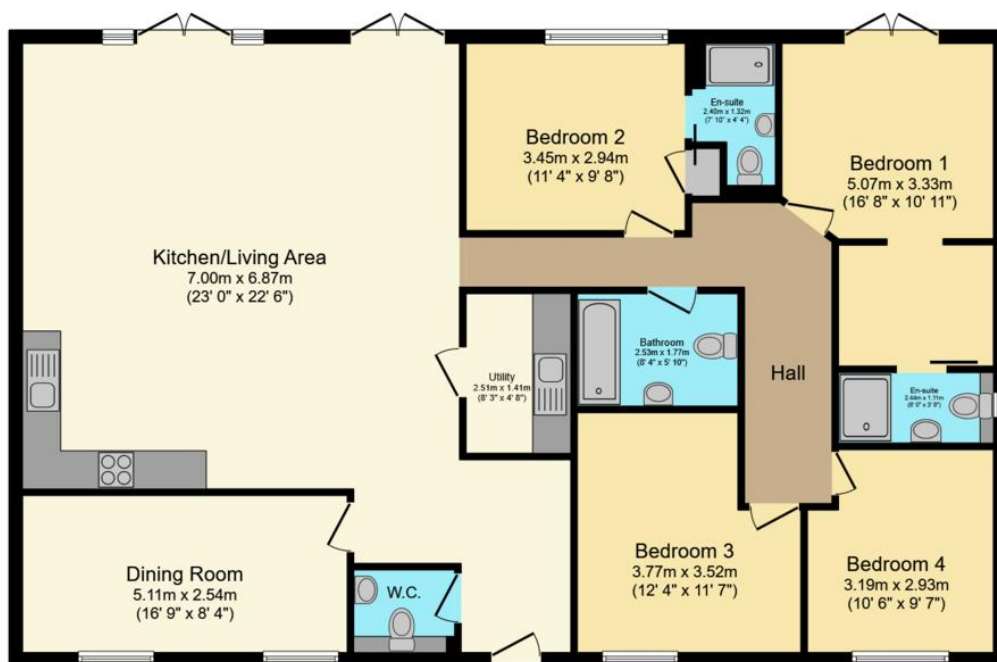
Broadband

Up to 145 Mbps



Council Tax

Band
TBC



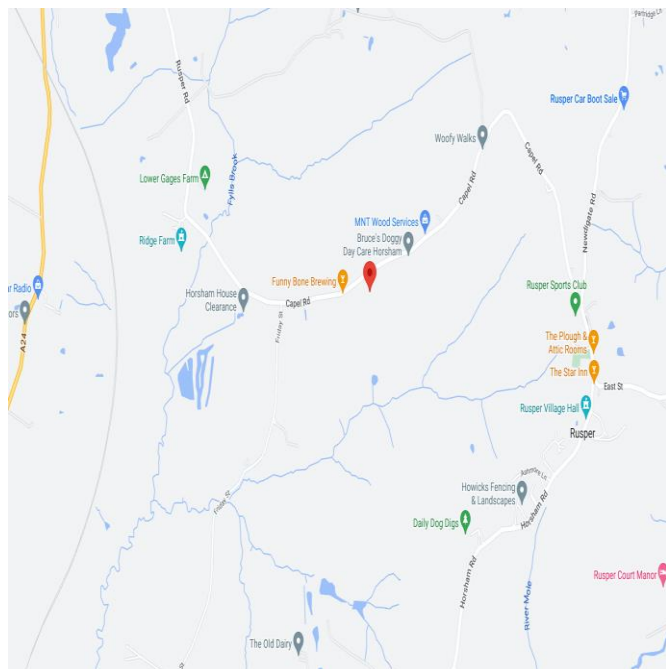
Floor Plan
Floor area 146.2 sq.m. (1,573 sq.ft.)

Total floor area: 146.2 sq.m. (1,573 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. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Map Location



Total Approximate Floor Area
1,521 sq ft / 141 sq m

EPC Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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