



**Rusper Road  
Horsham, RH12 4BA**

**£875,000**

**01403 272022  
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**Residential sales, lettings,  
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## Rusper Road, Horsham, RH12 4BA



### LOCATION

Located on the sought-after Rusper Road in Horsham, this property offers the perfect blend of peaceful living with convenient access to amenities. The property is ideally situated for commuters with Littlehaven train station being a 7 minute walk away and Horsham train stations 20 minutes walk, providing excellent links to London and the South Coast. Horsham's historic town centre is nearby, offering a wide range of shops, cafes, restaurants, and leisure facilities. Local schools, parks, and green spaces are all within easy reach, making this location ideal for families and commuters alike. Rusper Road is a desirable residential area, known for its character homes and community charm.

### PROPERTY

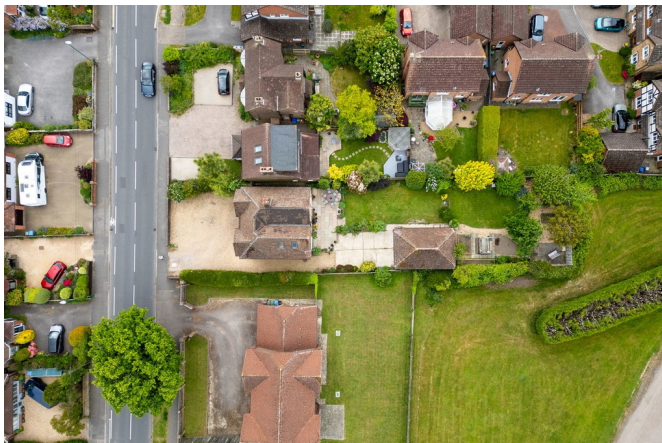
Tenure: Freehold

This elegant 4-bedroom family home, built in the 1920s in classic Edwardian style, combines period charm with modern practicality. Boasting striking bay windows and a sheltered front porch, the property has been thoughtfully extended to enhance space and light throughout. The heart of the home is a spacious kitchen with a dedicated utility area, ideal for busy households. A generous living room flows seamlessly into the garden. The property also benefits from a separate dining room and an additional room - perfect as a study, music room, or second lounge, offering flexibility for modern living. Downstairs also includes a convenient cloakroom/WC.

Upstairs, you'll find four generously sized double bedrooms, including a principal bedroom with en suite and a modern family bathroom. A bonus storage room, currently used as a home office with plenty of natural light, electricity and wired internet connectivity, adds valuable functional space. The home benefits from ample built-in storage and loft access, with large windows throughout flooding the interior with natural light. Whether entertaining or enjoying peaceful family life, this home provides the space and charm for both.

### OUTSIDE AND PARKING

Outside, the property continues to impress with a large private driveway accommodating at least four cars. The generous garden offers stone patio / seating area, ideal for relaxing, entertaining guests, or enjoying outdoor dining. At the rear, a double garage adds valuable flexibility, with scope for conversion into a granny annex, home office, gym, studio, or additional guest bedroom-offering endless potential to suit your lifestyle. Mature trees and well-maintained hedging ensure a sense of seclusion, while the combination of outdoor space and a versatile garage /outbuilding this a standout opportunity for families or multi-generational living.







#### Buses

2 minute walk



#### Shops

Tesco Express  
7 minute walk



#### Trains

Littlehaven – 0.2 miles  
Horsham – 1 mile



#### Airport

Gatwick  
13.3 miles



#### Roads

M23  
5.6 miles



#### Sport & Leisure

Pavilions in the Park



#### Rental Income

£tbc pcm



#### Schools

Kingslea Primary  
Littlehaven Infants  
The Forest School  
Millais  
Bohunt



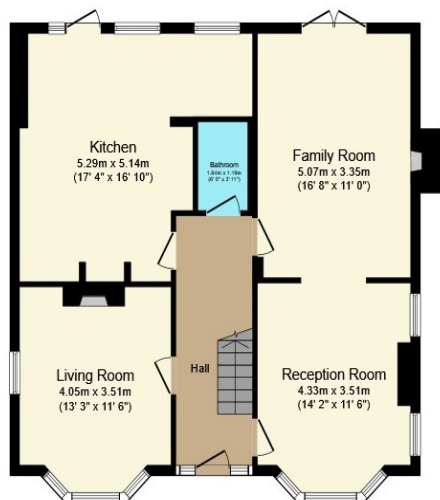
#### Broadband

Up to 2000 Mbps

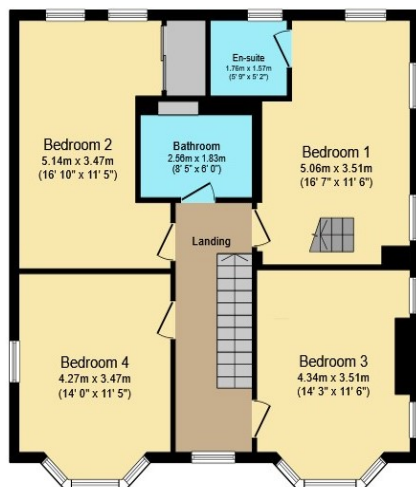


#### Council Tax

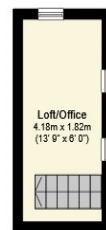
Band G



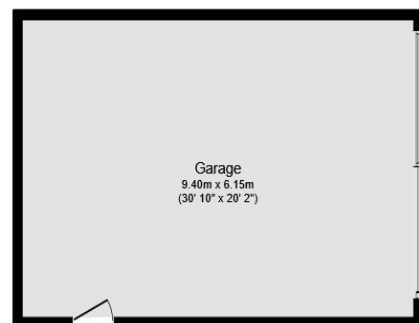
**Ground Floor**  
Floor area 82.4 sq.m. (887 sq.ft.)



**First Floor**  
Floor area 82.0 sq.m. (882 sq.ft.)

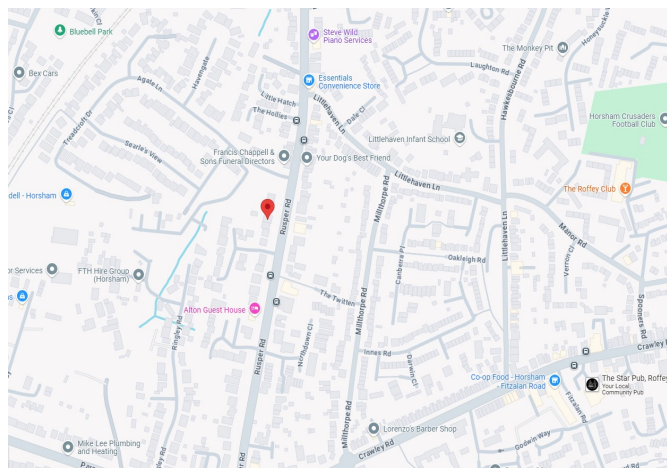


**Second Floor**  
Floor area 7.6 sq.m. (82 sq.ft.)



**Garage**  
Floor area 55.0 sq.m. (592 sq.ft.)

## Map Location



## Total Approximate Floor Area

**2,443 sq ft / 227 sq m**

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	80
		EU Directive 2002/91/EC	

Viewing arrangements by  
appointment through Brock Taylor

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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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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2-6 East Street, Horsham, West Sussex, RH12 1HL

