



**Price**  
**£600,000**

**Freehold**

4x  2x  2x 

**Cape Copse, Rudgwick,  
West Sussex, RH12**

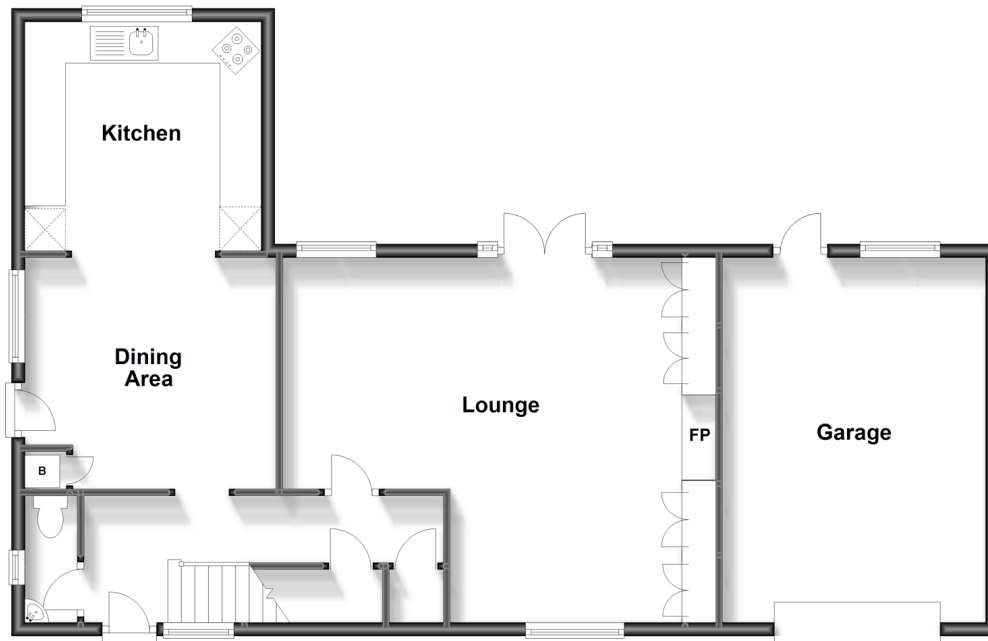
**OVER 60?**

Secure this property  
for up to **59% less!**

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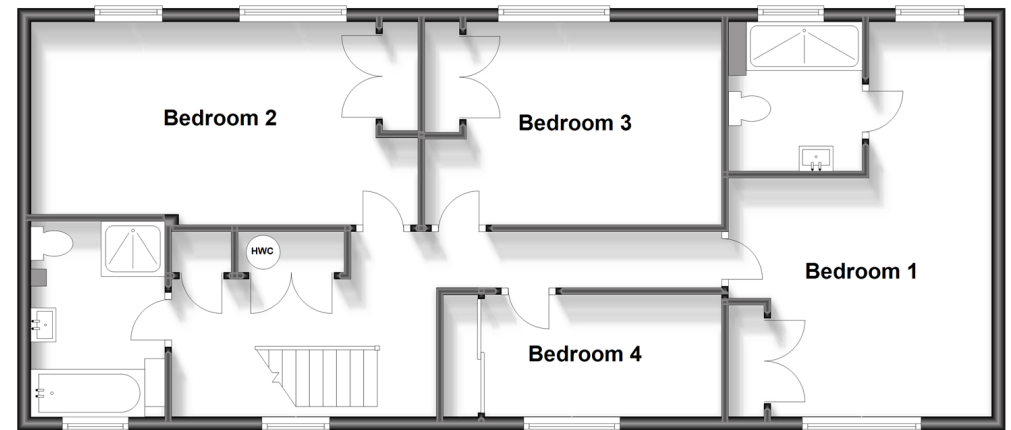
### Ground Floor

Approx. 88.2 sq. metres (949.1 sq. feet)



### First Floor

Approx. 82.4 sq. metres (886.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen : 11'5 x 11'0 (3.48m x 3.36m)

Dining Area: 12'3 x 11'1 (3.74m x 3.38m)

Lounge: 20'11 x 17'7 (6.38m x 5.36m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 18'1 x 12'7 (5.52m x 3.84m)

En Suite

Bedroom 2: 18'8 x 9'8 (5.69m x 2.95m)

Bedroom 3: 14'5 x 9'9 (4.40m x 2.97m)

Bedroom 4: 11'5 x 5'8 (3.48m x 1.73m)

Bathroom

### OUTSIDE

Front Garden

Large Rear Garden

Garage: 18'1 x 12'7 (5.52m x 3.84m)





## Main features

- Detached Family home set in a cul-de-sac location
- Deceptively spacious throughout
- Integrated garage and driveway parking
- Great size kitchen dining room and separate lounge
- Good size private rear garden



### Nearest Schools

Primary Schools: Rudgwick Primary 0.1 miles, Loxwood Primary 3.1 miles, Slinfold CofE Primary 4.1 miles

Secondary Schools: Farlington School (private) 3.9 miles, Glebelands School 5.5 miles, Weald School 6.0 miles



### Transport Information

Train Stations: Billingshurst 6 miles, Warnham 7.6 miles, Horsham 8 miles

Bus service to Cranleigh, Horsham and Guildford.



### Address

Cape Copse, Rudgwick, West Sussex, RH12



### Directions

For directions to this property please contact us.





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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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