



**Price**  
**£550,000**

**Freehold**

4x  1x  3x 

**Webbs Cottages,  
Church Street,  
Rudgwick, West Sussex,  
RH12**

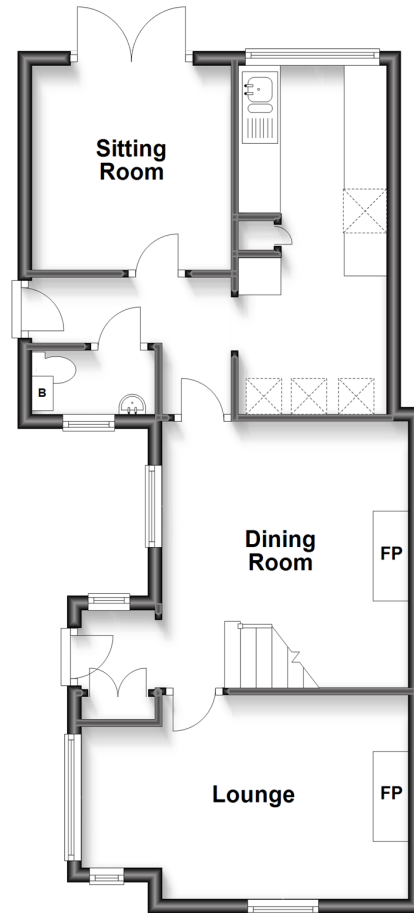
**OVER 60?**

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

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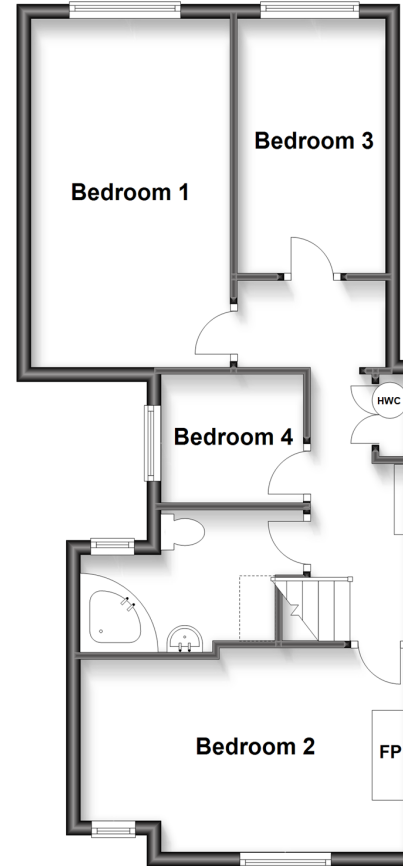
### Ground Floor

Approx. 51.8 sq. metres (558.1 sq. feet)



### First Floor

Approx. 52.0 sq. metres (559.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen: 15'11 x 6'9 (4.85m x 2.06m)

Lounge: 14'5 x 9'3 (4.40m x 2.82m)

Dining Room: 12'1 x 11'5 (3.69m x 3.48m)

Sitting Room: 9'4 x 9'2 (2.85m x 2.80m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 15'11 x 9'4 (4.85m x 2.85m)

Bedroom 2: 15'6 x 9'5 (4.73m x 2.87m)

Bedroom 3: 11'10 x 6'10 (3.61m x 2.08m)

Bedroom 4 / Study: 6'6 x 5'9 (1.98m x 1.75m)

Bathroom: 10'7 x 6'6 (3.23m x 1.98m)

### OUTSIDE

Driveway

Front Garden

0.94 Acre Rear Garden



## Main features

- Characterful semi detached family home
- Double aspect lounge with open fire
- Potential to improve and make your own
- Fantastic garden just over an acre with different sections which you can transform into what you want
- Please be advised that Japanese Knotweed has been identified near the property. Please seek independent advice before proceeding.



### Nearest Schools

Primary Schools: Rudgwick 0.4 miles, Slinfold CofE 2.2 miles, Loxwood 3.3 miles

Secondary Schools: Farlington 2.8 miles, Glebelands 5.6 miles, The Weald Billingshurst 6.3 miles.



### Transport Information

Train Stations: Ockley 6.0 miles, Gomshall 8.2 miles, Witley 9.0 miles



### Address

Webbs Cottages, Church Street, 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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