



**Price**  
**£525,000**

**Freehold**

3x  1x  2x 

**Haven Road, Rudgwick,  
Horsham, West Sussex,  
RH12**

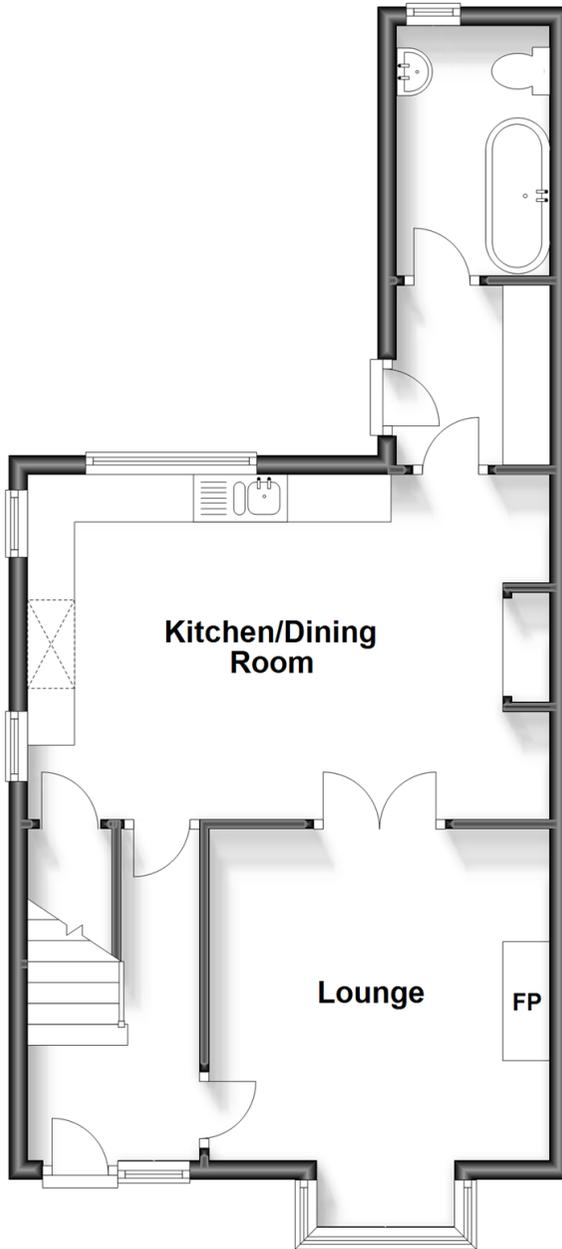
**OVER 60?**

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

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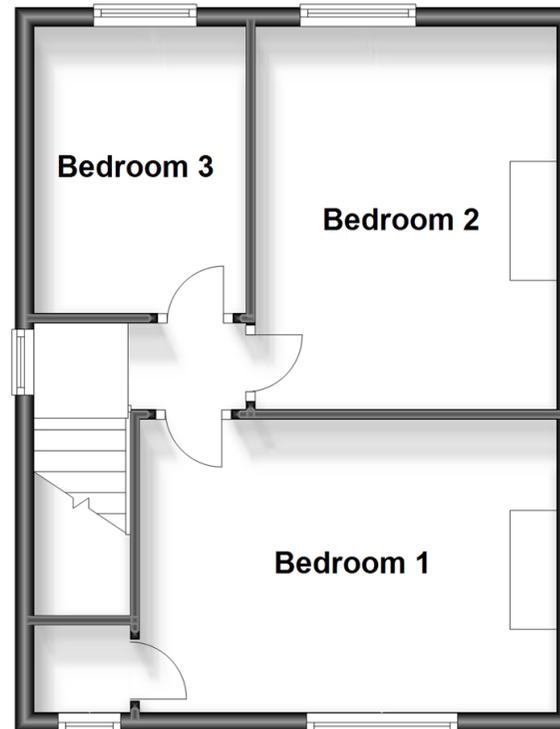
## Ground Floor

Approx. 528.7 sq. feet



## First Floor

Approx. 440.1 sq. feet



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 11'11" x 11'0" (3.63m x 3.36m)

Kitchen/Dining Room: 17'2" x 11'10" (5.24m x 3.61m)

Utility Room

Bathroom: 8'7" x 5'4" (2.62m x 1.63m)

### FIRST FLOOR

Landing

Bedroom 1: 14'0" x 10'1" (4.27m x 3.08m)

Bedroom 2: 13'5" x 9'4" (4.09m x 2.85m)

Bedroom 3: 10'0" x 7'5" (3.05m x 2.26m)

### OUTSIDE

Driveway

Front Garden

Rear Garden



## Main features

- An attractive 1930's family house
- Spacious kitchen dining room with separate utility room
- Set within a small cluster of cottages with easy reach of the downs link
- Delightful semi-rural location
- Potential to do a double story extension and loft conversion subject to planning permission.



### Nearest Schools

Primary Schools: Rudgwick Primary 1.0 miles, Loxwood Primary 4.0 miles, Slinfold CofE Primary 4.4 miles

Secondary Schools: Penthorpe School (private) 4.3 miles, Farlington School (private) 4.3 miles, The Weald School



### Transport Information

Train Stations: Billingshurst 4.2 miles, Horsham 8.7 miles, Ockley 10.6 miles



### Address

Haven Road, Rudgwick, Horsham, 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.

EPC RATING

CURRENT: D(60) POTENTIAL: C(78)

20306485/20231106/CH/RD