

**OVER 60?**

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



**Price**

**£950,000**

**Freehold**

4x  1x  3x 

East Street, Rusper, West Sussex, RH12

**cubitt & west**  
Helping you move forwards

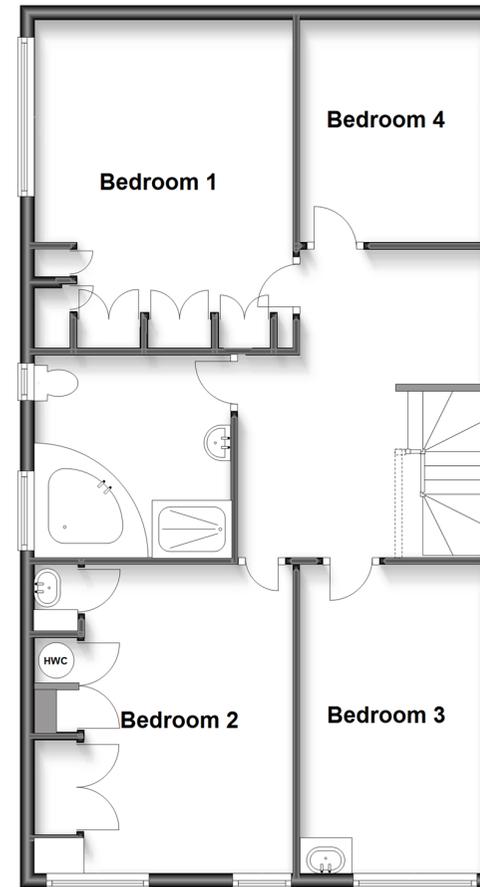
## Ground Floor

Approx. 130.1 sq. metres (1400.4 sq. feet)



## First Floor

Approx. 76.3 sq. metres (821.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Cloakroom  
Hallway  
Dining Room: 18'5 (5.62m) x 10'7 maximum (3.23m) narrowing to 8'10 minimum (2.69m)  
Kitchen: 11'11 x 11'6 (3.63m x 3.51m)  
Utility Area  
Sun Room: 41'1 x 9'1 (12.53m x 2.77m)  
Study: 12'6 x 11'5 (3.81m x 3.48m)  
Lounge: 20'11 at widest point x 14'6 at widest point (6.38m x 4.42m)

### FIRST FLOOR

Landing  
Bedroom 1: 15'3 into fitted wardrobes x 11'11 (4.65m x 3.63m)  
Bedroom 4: 10'4 x 8'8 (3.15m x 2.64m)  
Bedroom 3: 14'4 x 8'6 (4.37m x 2.59m)  
Bedroom 2: 14'4 at widest point x 11'11 into fitted wardrobes (4.37m x 3.63m)  
Bathroom

### OUTSIDE

Front & Rear Garden  
Off Road Parking  
Car Port: 21'1 x 18'0 (6.43m x 5.49m)  
Woodstore: 14'1 x 11'10 (4.30m x 3.61m)  
Stable: 14'2 x 12'0 (4.32m x 3.66m)

Workshop: 14'1 x 12'0 (4.30m x 3.66m)  
Groom Room: 19'7 x 7'11 (5.97m x 2.41m)  
Stable: 14'0 x 9'11 (4.27m x 3.02m)  
Stable: 13'11 x 9'11 (4.24m x 3.02m)



## Main features

- Lovely rural location with easy access to Horsham, Crawley, Gatwick and the M23
- Set in large gardens with fine views over farmland
- Several stable outbuildings with potential to convert to offices or holiday lets, subject to planning permission
- Over 2000 square feet of accommodation
- No onward chain



### Nearest Schools

Primary Schools: Rusper Primary 0.8 miles,

Secondary Schools: Ifield Community College 2.1 miles, Manor Green College 2.3 miles, Holy Trinity CofE Secondary School, Crawley 2.5 miles



### Transport Information

Train Stations: Faygate 1.8 miles, Ifield 2.0 miles, Crawley 3.3 miles



### Address

East Street, Rusper, West Sussex, RH12



### Directions

For directions to this property please contact us.



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Call Horsham Branch 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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: **F(35)** POTENTIAL: **C(76)**

20916141/20230821/SEH/CB