



**Price**  
**£350,000**

**Freehold**

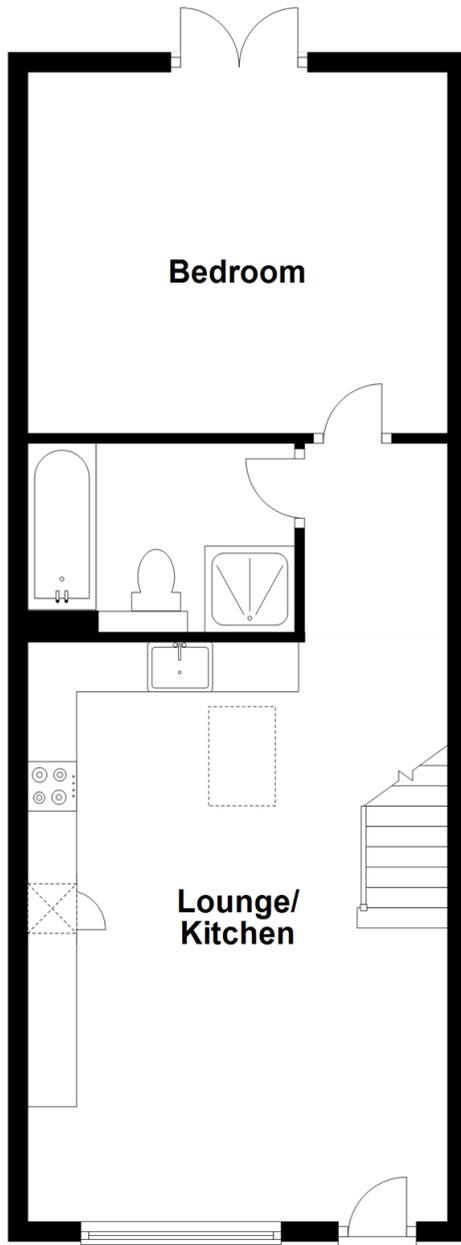
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**Six Acre View, Capel  
Road, Rusper, Horsham,  
West Sussex, RH12**

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## Ground Floor

Approx. 49.0 sq. metres (527.6 sq. feet)



## Accommodation

### GROUND FLOOR

**Lounge/Kitchen:** 19'1 x 14'0 (5.82m x 4.27m)

**Bathroom:** 8'4 x 5'6 (2.54m x 1.68m)

**Bedroom:** 13'11 x 12'1 (4.24m x 3.69m)

### MEZZANINE

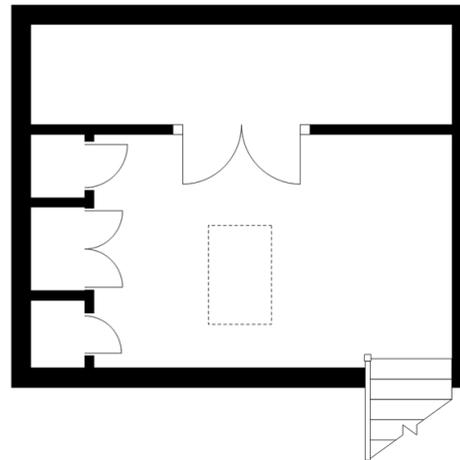
**Mezzanine Level:** 12'4 x 6'7 (3.76m x 2.01m)

### OUTSIDE

**Rear Garden with Patio Area**  
**Allocated Parking**

## Mezzanine

Approx. 14.9 sq. metres (160.3 sq. feet)





## Main features

- Located in a quiet and rural gated community just outside Rusper village
- Built to a great standard with a 10 year new build warranty and parking
- Open plan living with fantastic mezzanine level
- Deson kitchen with integrated appliances and quartz worktops
- Good size double bedroom with patio doors out to private rear garden and patio area

## Nearest Schools

Primary Schools: Rusper Primary 1.1 miles, Scott Broadwood CofE Primary 2.0 miles, Holbrook Primary 2.7 miles  
Secondary Schools: Ifield Community College 4.0 miles, Millais School 4.1 miles, Manor Green College 4.2 miles

## Transport Information

Train Stations: Ockley 2.3 miles, Warnham 2.4 miles, Faygate 2.5 miles

## Address

Six Acre View, Capel Road, Rusper, 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



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