



# SIX ACRE VIEW

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Rusper | West Sussex | RH12 4PZ



# DEVELOPMENT & LOCATION

Introducing Six Acre View – an intimate collection of eight, 1- and 2-bedroom barn conversions, on the Surrey/Sussex border.



These attractive conversions ensure privacy thanks to the secure site access via a fob, audio entryphone and digital keypad. Externally, enjoy having your own designated parking space for each property, with an attractive private outdoor space to the rear, and tiled patios and gardens for select units.

Internally, walking into Six Acre View, you'll appreciate the contemporary open-plan living space, and the modern touches, including underfloor heating to select units and thermostatically controlled radiators to other units.

Likewise, the luxury timber-effect flooring from Nordikka in living areas and hallways, and high-quality carpets in all bedrooms from the Abingdon Flooring's Stainfree Sumptuous range, ensures a modern yet homely feel throughout.

In terms of specification, all properties have a high-quality, modern integrated kitchen from Deson, which includes Bosch Series 4 electric oven and induction hob, Amica fully integrated dishwasher, Baumatic washing machine and integrated fridge-freezer. The kitchen finish is completed by white and grey polished Quartz worktops and spotlights throughout.

The bathrooms across the Six Acre View collection also impress, with soft-closure appliances, and a stylish combination of full- and half-height tiling in the bathrooms and en-suites in calacatta marble-effect porcelain.

For the increasing advent of home-working, and the need to be connected, there is BT Fibre broadband, providing a high-speed internet connection. Likewise, there is Sky Q, Virgin and other services available via the fibre supply.



## LOCATION

Situated in the idyllic village of Rusper, just four miles north of Horsham, Six Acre View has the benefits of intimate village life, but with all the advantages and amenities of being close to a bustling town centre.

For those valuing commuting options, the popular town of Crawley is nearby, which handily connects you to the M23 motorway. From here you can connect with the M25 and the Greater London area. Gatwick airport is a mere 20-minute journey away also. For those wishing to let the train take the strain, you can reach Central London in under an hour.

Rusper itself is a hidden gem, with a plethora of vintage Sussex and Surrey countryside to enjoy – after working up an appetite exploring the local area, there is ample opportunity to 'refuel' at several pleasant country pubs.

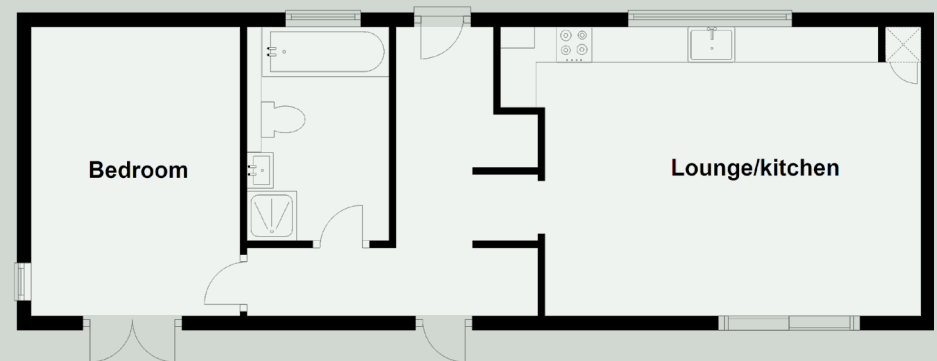
For something a little more vibrant, the market town of Horsham provides a welcome mix of high-class restaurants, food markets and a wealth of independent retailers.

# PLOT 1



## Ground Floor

Lounge/Kitchen:	19'6 at widest point x 13'5 at widest point (5.95m x 4.09m)
Bathroom:	9'11 x 6'5 (3.02m x 1.96m)
Bedroom:	13'5 x 9'9 (4.09m x 2.97m)
Total:	52.5sq.m / 565sq.ft



A stunning one-bedroom semi-detached chalet bungalow with a very spacious rear garden and an allocated parking space. This home boasts lovely views of Six Acre Copse, perfect for ambience during that alfresco dining!



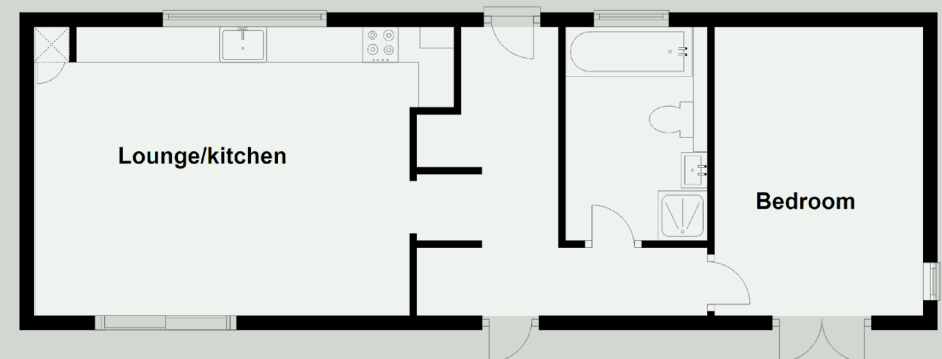


# PLOT 2



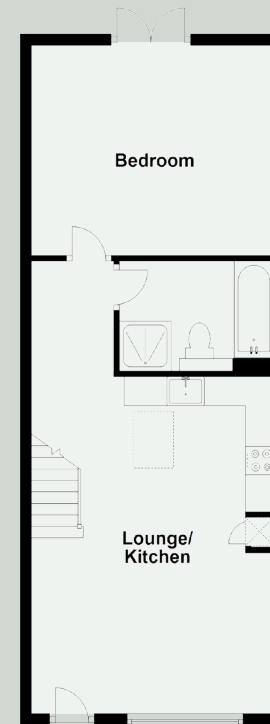
## Ground Floor

Lounge/Kitchen:	19'6 at widest point x 13'5 at widest point (5.95m x 4.09m)
Bathroom:	9'11 x 6'5 (3.02m x 1.96m)
Bedroom:	13'5 x 9'9 (4.09m x 2.97m)
Total:	52.5sq.m / 565sq.ft



A stunning one-bedroom semi-detached chalet bungalow with a very spacious rear garden and an allocated parking space. This home boasts lovely views of Six Acre Copse.

# PLOT 3



## Ground Floor

Lounge/Kitchen: 19'2 x 13'8 (5.85m x 4.17m)

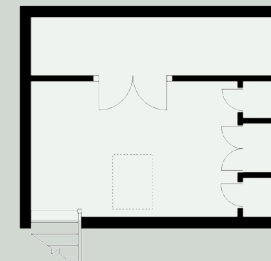
Bedroom: 13'7 x 11'11 (4.14m x 3.63m)

## Mezzanine

Mezzanine Level: 12'0 x 6'7 (3.66m x 2.01m)

Storage

Total: 58.0sq.m / 624sq.ft

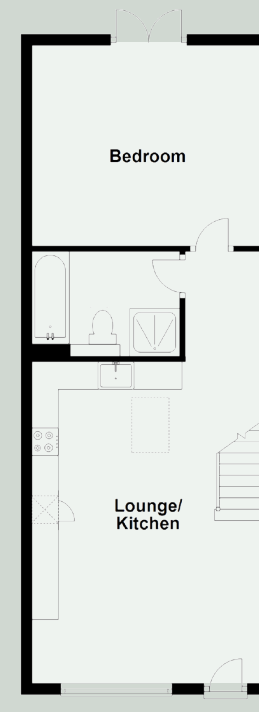


An attractive one-bedroom end-of-terrace bungalow recently built to a great standard, with an allocated parking space. This home benefits from a spacious rear garden, ideal for entertaining and a mezzanine level which would be perfect as a home office with the BT fibre broadband providing a high-speed internet connection.





# PLOT 4



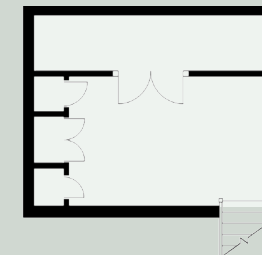
## Ground Floor

Lounge/Kitchen:	19'1 x 14'0 (5.82m x 4.27m)
Shower Room:	8'4 x 5'6 (2.54m x 1.68m)
Bedroom:	13'11 x 12'1 (4.24m x 3.69m)

## Mezzanine

Mezzanine Level:	Mezzanine Level: 12'4 x 6'7 (3.76m x 2.01m)
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Total: 60.5sq.m / 651sq.ft



A charming terraced bungalow with a spacious bedroom and living area. The mezzanine level is ideal for homeworking, with BT fibre broadband providing a high-speed internet connection. The rear garden also comes with a patio area for entertaining. One designated parking space completes this home.

# PLOT 6



## Ground Floor

Lounge/Kitchen:	19'9 x 15'9 (6.02m x 4.80m)
Bedroom 2:	11'10 x 11'10 (3.61m x 3.61m)
Bathroom:	8'3 x 6'11 (2.52m x 2.11m)
Bedroom 1:	12'0 x 11'6 (3.66m x 3.51m)
En Suite Shower Room:	8'1 x 3'11 (2.47m x 1.19m)
Storage Area:	6'8 x 3'11 (2.03m x 1.19m)

Total: 78.5sq.m / 845sq.ft



A newly constructed detached chalet bungalow with a generous living area, 2 double bedrooms, en-suite and allocated parking. This home also benefits from a large patio allowing you to enjoy the rural location.





# PLOT 7



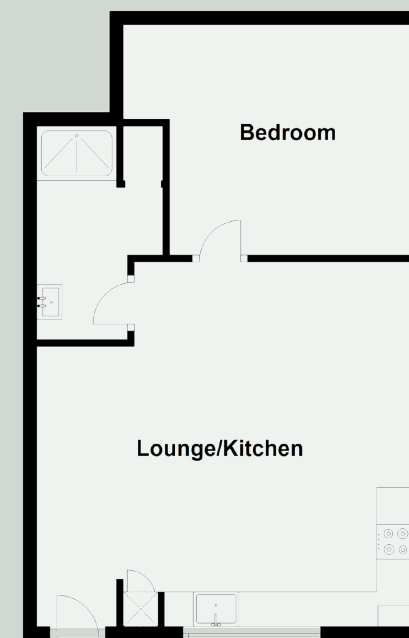
## Ground Floor

Kitchen/Living Space:  
17'10 x 16'9 (5.44m x 5.11m)

Bedroom:  
11'1 x 10'11 (3.38m x 3.33m)

Shower Room:  
10'2 x 6'0 at widest point (3.10m x 1.83m)

Total:  
47.0sq.m / 506sq.ft



An attractive semi-detached bungalow set in a lovely rural location, with a designated parking space. The light and contemporary layout includes a quality Deson kitchen with integrated appliances in an open-plan living area complemented by a welcoming bedroom and shower room.



# PLOT 8



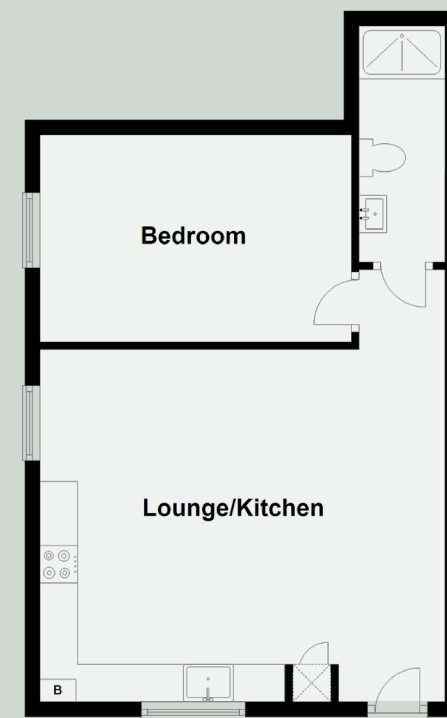
## Ground Floor

Lounge/Kitchen:  
17'8 x 15'4 (5.39m x 4.68m)

Bedroom:  
13'4 x 9'0 (4.07m x 2.75m)

Shower Room:  
10'4 x 3'8 (3.15m x 1.12m)

Total:  
45.5sq.m / 490sq.ft



A charming semi-detached bungalow set in a lovely rural location, with a designated parking space. The light and contemporary layout includes a quality Deson kitchen with integrated appliances in an open-plan living area, complemented by a welcoming bedroom and shower room.



# PLOT 9



A newly converted link-detached chalet bungalow. The inviting reception area boasts sliding glass doors to the patio with views of Six Acre Copse from your living room. This home also benefits from an allocated parking space.



## Ground Floor

Lounge/Kitchen:  
17'9 x 10'3 (5.41m x 3.13m)

Bedroom:  
10'0 x 9'8 (3.05m x 2.95m)

Shower Room:  
7'8 x 4'10 (2.34m x 1.47m)

Total:  
33.0sq.m / 355sq.ft



# SPECIFICATION & SITE MAP



## General

- BT Fibre providing a high-speed internet connection
- Sky Q, Virgin and other services available via the fibre supply
- Mains power, water and gas supplies

## External features

- Secure site access via fob, audio entryphone and digital keypad
- Private outdoor space with tiled patios and gardens to selected units
- Designated parking spaces for all homes
- Landscaped communal planters across the site, with private planters to selected units

## Internal features

- Secure front entrance doors with multi-locking system
- Double-glazing to all windows and doors, windows supplied by Team Frames
- Open-plan living space to all units
- Underfloor heating to select units and thermostatically controlled radiators to others
- Gas central heating featuring the Worcester Bosch Greenstar energy-efficient combi boiler with guarantee
- Luxury timber-effect flooring from Nordikka in living areas and hallways
- High-quality carpets in all bedrooms from Abingdon Flooring's Stainfree Sumptuous range

## Kitchens

- High-quality, contemporary integrated kitchens from Deson, featuring:
- White & grey polished quartz worktops
- Bosch Series 4 electric oven
- Bosch Series 4 induction hob
- Smeg Telescopic cooker hood
- Amica fully integrated dishwasher
- Baumatic washing machine
- Baumatic integrated fridge-freezer
- Spotlights throughout
- Base and tall unit doors in Matt Cashmere
- Units and Wall unit doors: Gloss White

## Bathrooms

- Combination of full- and half-height tiling throughout the bathrooms and en-suites in Calacatta marble-effect porcelain
- Walk-in shower with chrome mixer tap, overhead shower head and handset
- Gloss white wall-mounted basin and 2-drawer vanity unit with chrome tap
- Wall-hung WC with concealed flush system and soft-close seat
- Chrome towel radiator
- Extractor fan and shaver points
- Spotlights throughout





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