



**East Street, Rusper, Horsham West Sussex**

Guide Price **£360,000**



## 2 East Street

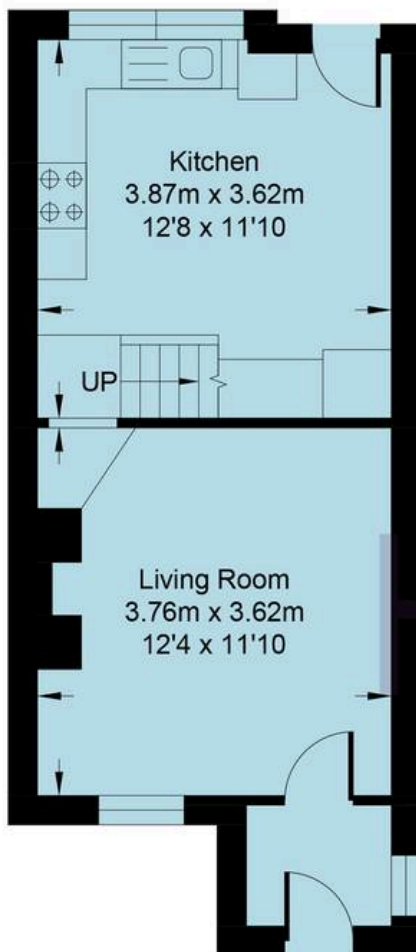
Rusper, Horsham

A delightful two-bedroom cottage in the sought after location of Rusper. This property which offers a wealth of charm and character throughout and offers convenient proximity to local amenities and sought after schools and has the added advantage of a driveway.

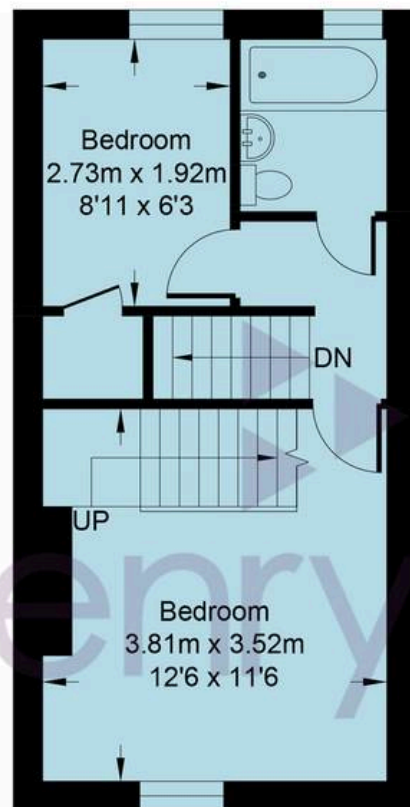
On entering the property you will walk into the welcoming living room which is adorned with beamed ceilings and a period fireplace. This flows nicely into the kitchen which features modern appliances and dining area with doors leading out to the garden. The kitchen offers modern appliances and a designated dining room area with door leading out to a surprisingly larger than expected garden. Upstairs the property continues to impress and also offers scope to change the layout to suit with two double bedrooms, each offering comfortable accommodation. One of the bedrooms includes an extended dressing room, offering versatile usage possibilities such as a study, additional storage, or a playroom. This bonus space is accessed via stairs in the bedroom into the loft space and has been thoughtfully added and is where the potential to change the layout lies.

Outside to the front of the property, the cottage is approached by a driveway offering space for parking. The rear garden itself includes a generous patio space complemented by an appealing lawn area, perfect for both relaxation and outdoor activities. At the end of the garden is a workshop in need of repair but could offer potential for an outside office.

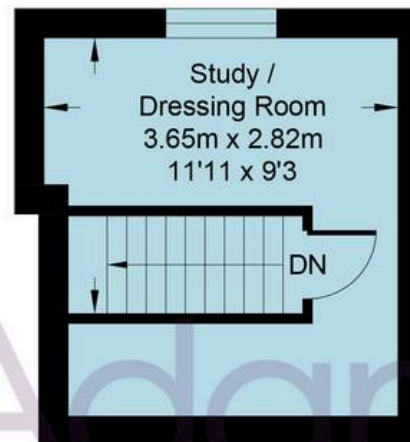




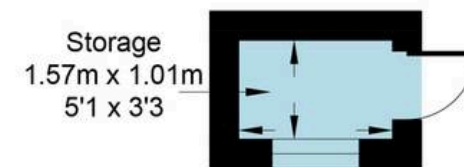
GROUND FLOOR



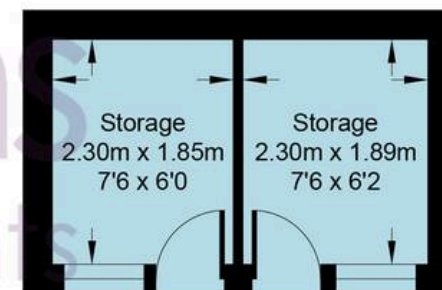
FIRST FLOOR



SECOND FLOOR



OUTBUILDING



OUTBUILDING



## East Street

Approximate Area = 700 sq ft / 65.0 sq m

Outbuilding Area = 112 sq ft / 10.4 sq m

Total = 812 sq ft / 75.4 sq m

For identification only - not to scale









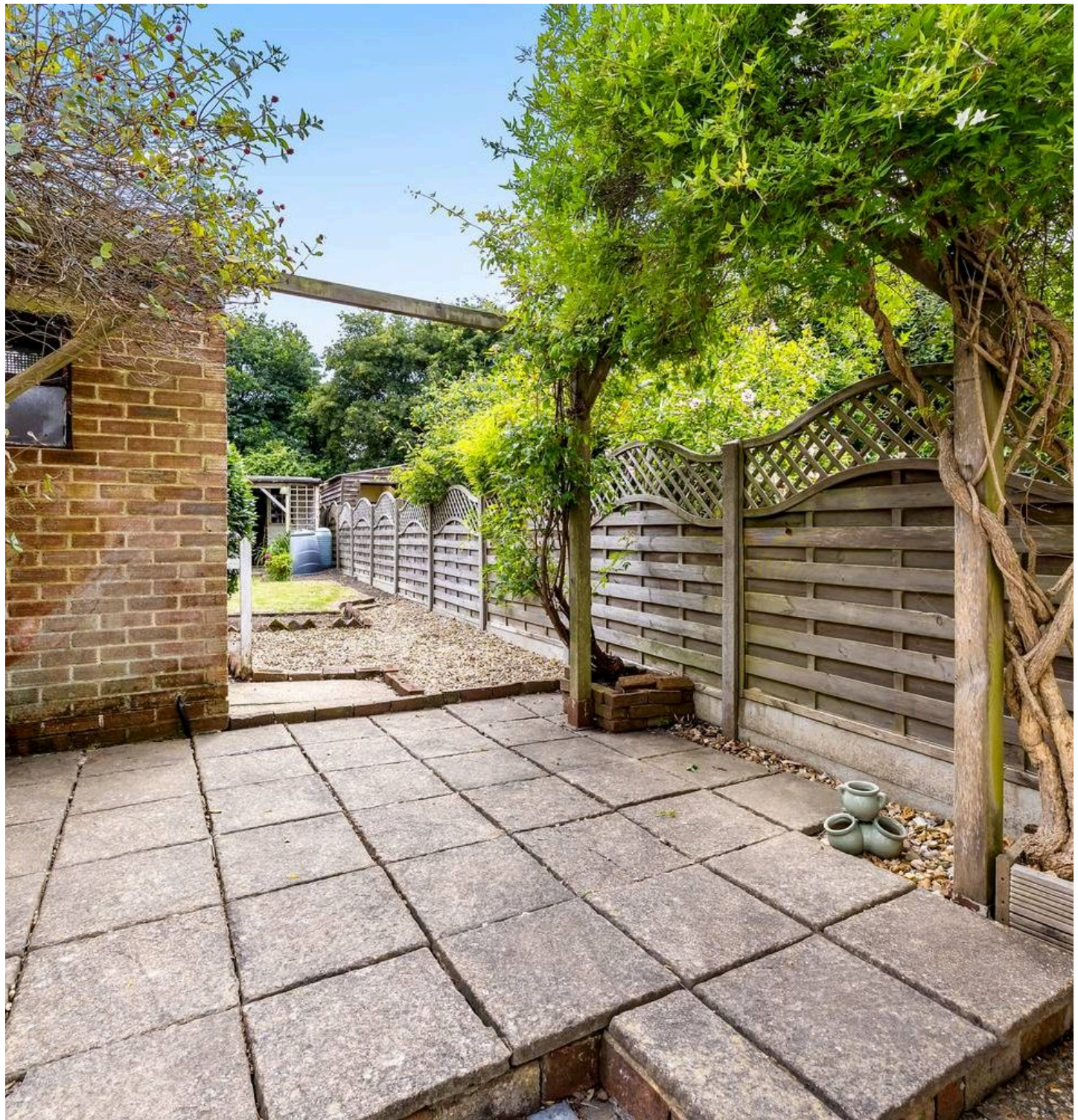


Council Tax band: D

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Two Bedroom Cottage
- Character Features
- Driveway Parking
- Arranged Over Three Floors
- Study / Dressing Area
- Workshop in the Garden
- Located in Rusper Village
- Access to Horsham Town Centre and Mainline Train Station











## Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.