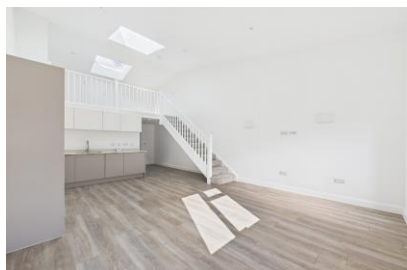
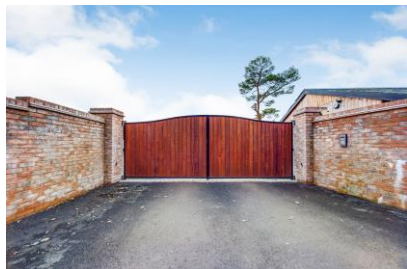




Sales.

Capel Road,
Horsham, RH12 4PZ

Asking Price Of
£275,000



Capel Road,
Horsham RH12 4PZ



PROPERTY
Tenure: Freehold
The Living Kitchen Area in this unique property boasts an impressive 14ft high vaulted ceiling, which has two skylights that flood the room with natural light, and luxury timber effect flooring from Nordikka. This large room is perfect for entertaining with plenty of space for sofas and a dining table. The high specification Kitchen, with quartz worktops, is fitted with a contemporary range of floor and wall mounted units which conceal a selection of integrated appliances, including a Bosch Oven and Induction Hob and Smeg Cooker. To the Rear of the property is the Double Bedroom, which has double doors spilling out to the Rear Garden, and the luxurious Family Bathroom which has a separate bath and shower cubicle. Completing the accommodation is a Mezzanine Level, which could provide the perfect space for anyone that works from home, or an ideal spot for an occasional guest Bedroom.

OUTSIDE
This beautifully finished property is tucked away in a new, private & gated development. The site includes digital keypad/fob access and an audio entry phone system for added security. Situated on the edge of Rusper featuring spectacular views across the neighbouring farmland and woodland. This secure community is made up of a handful of individual properties, with each one offering something unique. Once the electric gates open, the landscaped driveway reveals itself leading you to the residents parking, where you will find your allocated space along with a number of visitors spaces. A gate opens into the generous Rear Garden, measuring at 25 sq m, which has an attractive sandstone patio, that would be perfect for barbeques in the Summer months, which leads on to an expanse of lawn, that would be the perfect space for the children to play, or for a keen gardener to make the most of.

Shops
Village Store
1.4 miles

Trains
Ockley – 3 miles
Warnham – 3.1 miles

Sport & Leisure
Rusper Sports Club
1.2 miles

Rental Income
£ 1,150 pcm

Schools
Rusper Primary
Ilfild Community College

Broadband
Up to 145 Mbps

Roads
M23
7.4 miles

Council Tax
Band B



ADDITIONAL INFORMATION
Maintenance Charge: £80 per month
10 Year New Build Warranty
Legal Fees Covered T's & C's Apply

AGENTS NOTE
We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Total Approximate Floor Area
624 sq ft/ 58 sq m

Viewing arrangements by
appointment through :

Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk



Ground Floor

Floor 1

Approximate total area*
662 ft²
61.5 m²

Reduced headroom
17 ft²
1.5 m²

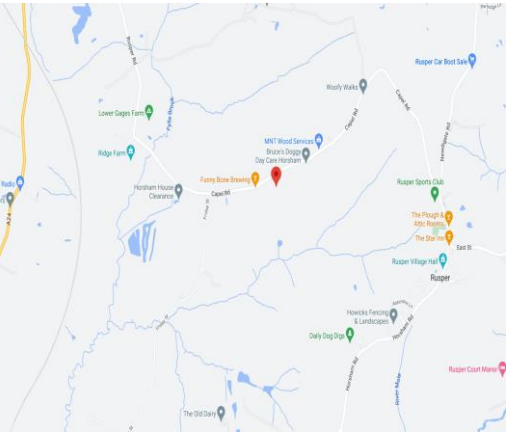
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

**Residential sales, lettings,
land and new homes.**

01403 272022
brocktaylor.co.uk
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