

125 Rusper Road, Horsham, RH12 4BP

Guide Price £385,000 - £400,000

MANSELL McTAGGART

Trusted since 1947

- 3 good sized bedrooms - 2 doubles and 1 single
- 2 reception rooms
- Well presented mid terraced house built in the 1970s
- West facing garden with privacy - perfect for entertaining
- No onward chain
- Pre-Christmas move possible
- Popular location close to schools, railway station, walks and the town centre

A well presented and good sized 3 bedroom, 2 reception room mid terraced house, built in the 1970s with driveway for 2 vehicles, west facing garden and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











A well presented and good sized 3 bedroom, 2 reception room mid terraced house, built in the 1970s with driveway for 2 vehicles, west facing garden with privacy and no onward chain.

The property is situated in a convenient location, within striking distance of the railway station, highly regarded schools and Horsham town centre.

The accommodation comprises: entrance porch, hallway with storage, well proportioned sitting room and kitchen/breakfast room fitted with a range of units and space for domestic appliances.

The conservatory is access off the kitchen/breakfast room and is perfect for family get-togethers.

From the hallway a staircase rises to the first floor with access into the partially boarded loft which ample storage.

There are 3 well proportioned bedrooms (2 great sized doubles with fitted wardrobes and 1 large single) and modern bathroom with LED cabinet.

Benefits include Amtico flooring, new carpeting to stairs, landing and principal bedroom, double glazed windows and gas fired central heating to radiators (Worcester Bosch Greentyle 8000 combination boiler located in the loft - replaced in 2025).

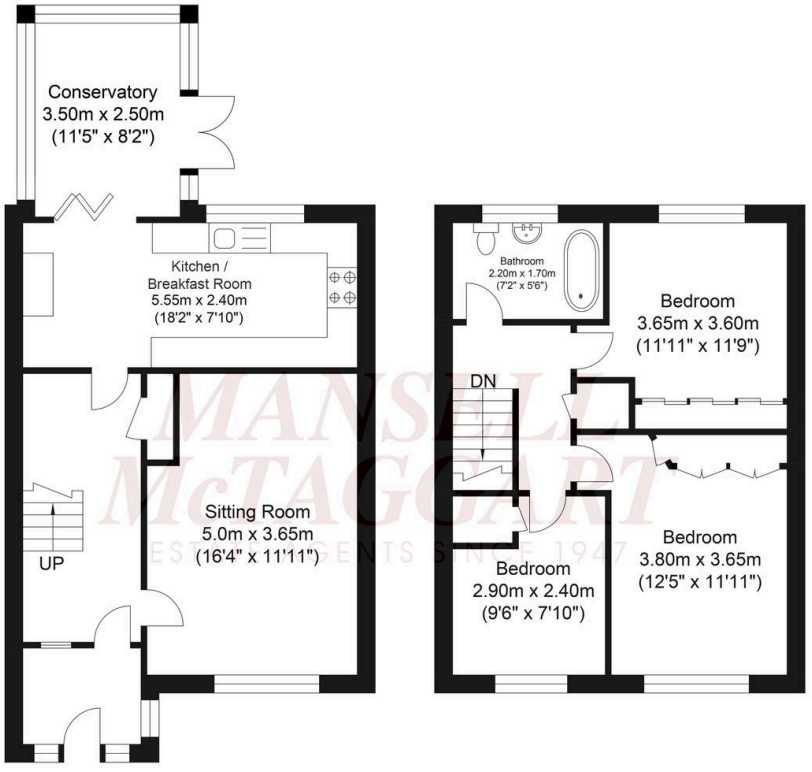
A driveway provides parking for 2 vehicles.

The 26' x 20' west facing garden offers an excellent degree of privacy and is perfect for those requiring a low maintenance entertaining space.

The garden is predominantly paved with rear access and a generous store room provides storage for bicycles and garden furniture.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
Approximate Floor Area
568.65 sq ft
(52.83 sq m)

First Floor
Approximate Floor Area
448.10 sq ft
(41.63 sq m)

Approximate Gross Internal Area = 94.46 sq m / 1016.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

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