



6 Bridge Road, Rudgwick, Horsham, West Sussex, RH12 3HD

CLARKE  GAMMON
WELLS

6 BRIDGE ROAD, RUDGWICK, HORSHAM, WEST SUSSEX, RH12 3HD

DETACHED PROPERTY

REQUIRES MODERNISATION

TWO DOUBLE BEDROOMS

ATTACHED SINGLE GARAGE

NEARBY EXCELLENT
SCHOOLING

CHALET-STYLE HOME

POTENTIAL TO EXTEND, STPP

TWO LARGE RECEPTION
ROOMS

CLOSE TO LOCAL SHOPS

EPC: F



This property offers excellent potential to modernise and extend, subject to the usual planning consents. It is situated at the end of a quiet residential cul-de-sac in the heart of Rudgwick village with wider amenities being found in Cranleigh and also the nearby town of Horsham.

THE PROPERTY

This detached chalet-style property offers well-balanced accommodation over two floors with a single garage and would allow excellent potential for the incoming purchaser to renovate and enlarge, subject to the usual planning consents. It is situated at the end of a quiet residential cul-de-sac in the much favoured village of Rudgwick, nearby to local shops and excellent schooling whilst also allowing easy access to wider amenities in Cranleigh, Horsham and Guildford.

Accommodation comprises: entrance porch; entrance hall with door accessing rear garden; downstairs bathroom; L-shaped living room with gas fireplace and a door to the rear garden, kitchen with a range of units, laminate worktops, vinyl flooring and a door accessing the side of the property; inner hallway; dining room that could also be used as an additional double bedroom; bathroom comprising bath, basin, w.c and tiled splashback areas. Upstairs, there are two double bedrooms, both with built-in storage cupboards.



THE GROUNDS

To the front of the property, there is a concrete driveway with off-street parking for two vehicles giving access to the attached single garage. The front garden has a an area laid to lawn with mature plants and conifers and to the rear, there is a patio area with the remainder laid to lawn with two timber sheds and a small area of copse.

SITUATION

Rudgwick, a popular West Sussex village on the border with Surrey and approx. 8 miles west from Horsham. Local amenities in Rudgwick include a thriving Co-Op store, Post Office, two pubs The Fox Inn and The Kings Head, doctor/dental surgeries, hairdressers, pharmacy, a tennis and cricket club, Rudgwick Pre-School and Primary school and the highly regarded Penntorpe Prep School. The large and vibrant village of Cranleigh is also approx. 5 miles away with the county town of Guildford approx. 14 miles distant and Horsham approx. 8 miles away; both providing an excellent range of shopping, social, recreational and educational facilities. The location is served by good road links via the A281 & A24 with mainline trains to London available in both Horsham and Guildford with Gatwick airport approx. 20 miles away.

HORSHAM | 8.2 miles

CRANLEIGH | 5.4 miles

HORSHAM RAILWAY STATION | 9 miles

LONDON VICTORIA | from 54 minutes (from Horsham station)

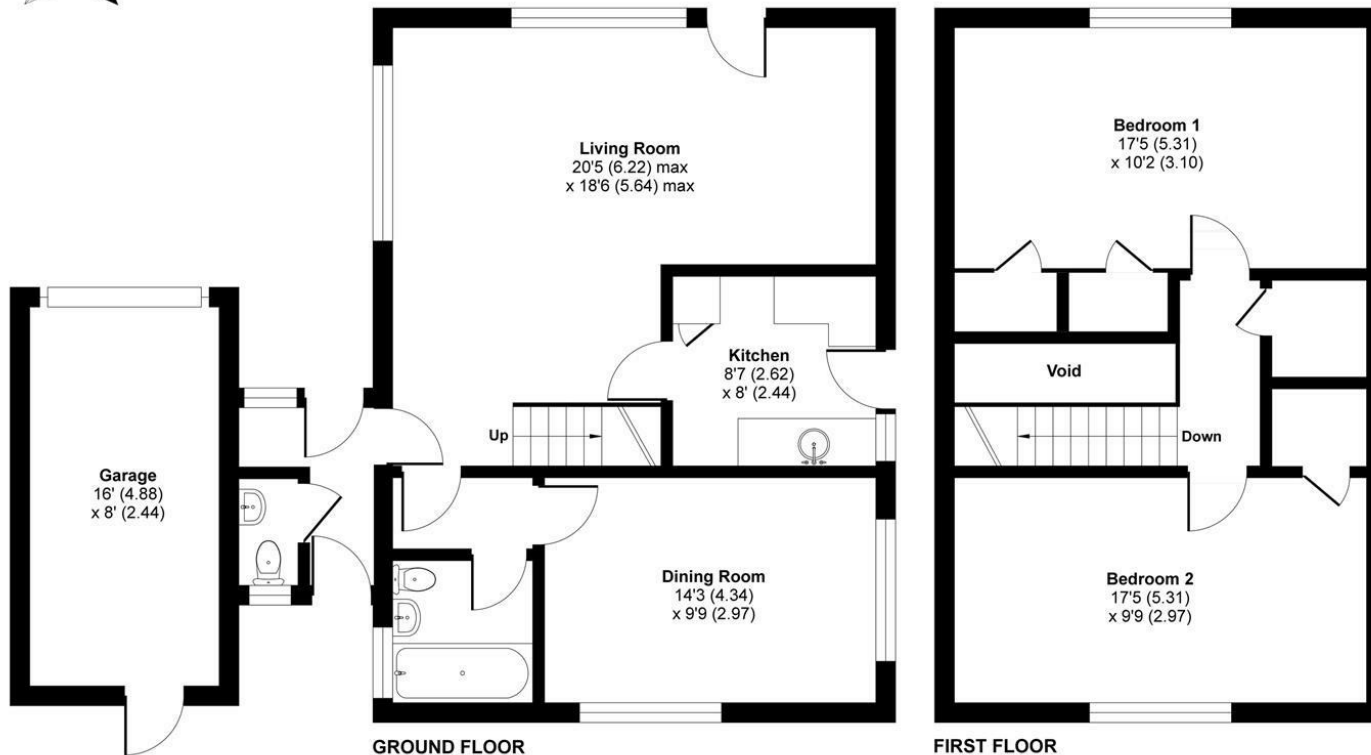
CENTRAL LONDON | 41 miles

GATWICK AIRPORT | 21 miles

Bridge Road, Rudgwick, Horsham, RH12

Approximate Area = 1253 sq ft / 116 sq m (includes garage & excludes void)

For identification only - Not to scale



LOCAL AUTHORITY

Horsham District Council

COUNCIL TAX

Band: E

SERVICES

Heating is oil-fired by an oil tank in the back garden; other mains services connected.

6th October 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	28	
England & Wales		EU Directive 2002/91/EC



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Clarke Gammon Wellers. REF: 651691

CGW GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

SAT NAV REF: (Post Code: RH12 3HD)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

