



4 The Old Forge, Rusper, West Sussex, RH12 4FR

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**J A M E S D E A N**  
E S T A T E A G E N T S

This luxury semi-detached house offers two double bedrooms with fitted wardrobes, family bathroom, downstairs cloakroom, contemporary kitchen with integrated appliances and French doors to rear garden and a spacious dual aspect lounge/diner. The property also comes with two allocated parking spaces.

Rusper is a popular village set within the Sussex countryside. Situated directly opposite the historic village church, the development is also conveniently located within walking distance to the local convenience store and two well regarded gastro pubs. Rusper Primary School are also close by.



The village itself sits on the Sussex Border Path, a 137 mile trail popular for walking and cycling enthusiasts. Just a short drive away is the bustling market town of Horsham where you will find an array of shops and restaurants including large brands such as John Lewis and Waitrose and Swan Walk Shopping Centre. Gatwick Airport can also be reached in just a 15 minute drive.

Five-week security deposit -£1,730.76

EPC Rating - C

Council tax band - D - Horsham Council

Twelve-month tenancy with a six-month break clause

Household income 30 x monthly rent - £45,000

Off road parking to the front

Unfurnished.

**£1,500 Per Calendar Month**

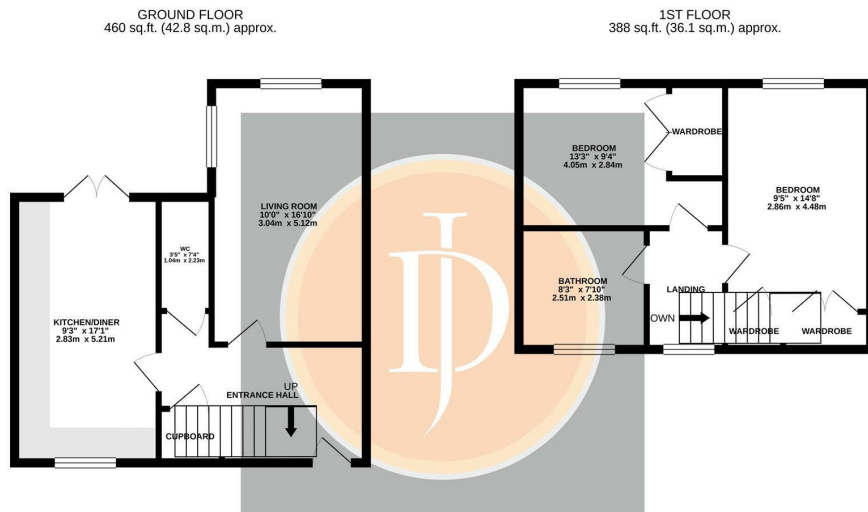




# The Old Forge Rusper West Sussex RH12

£1,500 Per Calendar Month

## Floor plan



TOTAL FLOOR AREA: 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### Key information

Internal Area: sq ft

Tenure:

Viewing: Strictly By Appointment

Do you have a property to sell?

If so we can provide you with a free market appraisal.

Do you need a mortgage?

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

Do you need a solicitor?

We can provide you with a no obligation quote from our preferred solicitor.

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.