



**The Marts,  
Rudgwick, RH12 3HH**

**Asking Price  
£525,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

# The Marts, Rudgwick, RH12 3HH



## LOCATION

Situated in the sought-after village of Rudgwick, this property enjoys a perfect blend of countryside charm and everyday convenience. Surrounded by beautiful open countryside, the area offers excellent walking, cycling, and outdoor pursuits, including access to the Downs Link. Rudgwick itself provides a range of local amenities, including a village shop, popular pubs, and well-regarded schools. The nearby towns of Horsham and Guildford offer extensive shopping, dining, and mainline rail services into London. Excellent road links via the A281, A29, and A24 ensure easy access to Gatwick Airport, the South Coast, and surrounding areas.

## PROPERTY

Tenure: Freehold

This beautifully renovated detached home is presented to a high standard throughout, offering modern living with the added benefit of planning permission to extend. The property is ideal for those seeking a move-in ready home with future potential.

The ground floor features a bright and spacious lounge/dining area, enhanced by dual aspect windows that flood the space with natural light, creating a welcoming and versatile environment for both relaxing and entertaining. The contemporary kitchen/breakfast room is a standout feature, offering ample storage, generous work surfaces, and a stylish finish, making it perfect for everyday living and social occasions. A convenient ground floor cloakroom and entrance porch add to the practicality of the layout.

Upstairs, the property offers three well-proportioned bedrooms, including a generous main bedroom, along with a modern family bathroom finished to a high specification.

The home has been thoughtfully updated throughout, combining clean, contemporary design with a functional layout. With planning permission already granted, the property offers excellent scope to further extend and enhance, allowing buyers to tailor the home to their own needs and add future value.

## OUTSIDE & PARKING

Externally, the property benefits from a private and well-sized rear garden, ideal for outdoor entertaining, family use, or simply enjoying the peaceful surroundings. The garden offers a good level of privacy and provides a versatile outdoor space.

To the front, there is a driveway providing off-road parking, leading to an attached garage which offers additional storage or potential for conversion, subject to the necessary permissions. The overall outside space complements the property perfectly, offering both practicality and lifestyle appeal in a desirable village setting.





**Buses**

3 minute walk



**Shops**

Co-op Food  
6 minute walk



**Trains**

Billingshurst – 6 miles  
Horsham – 7.8 miles



**Airport**

Gatwick  
18.7 miles



**Roads**

M23  
14.3 miles



**Sport & Leisures**

Pavilions in the Park  
miles



**Rental Income**

£tbc pcm



**Schools**

Rudgwick Primary  
Glebelands School



**Fibre Broadband**

Up to 150 Mbps

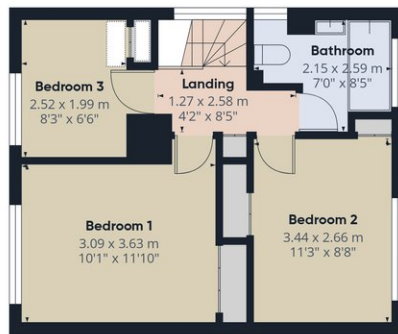


**Council Tax**

Band E



Ground Floor



Floor 1



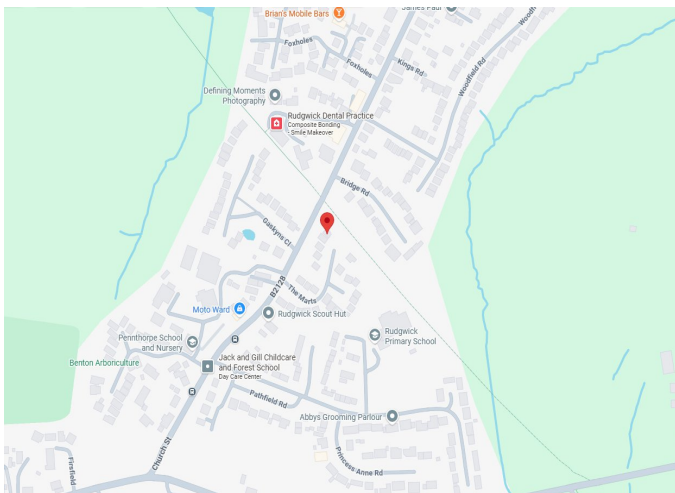
Approximate total area<sup>1)</sup>  
99.2 m<sup>2</sup>  
1068 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 plus)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	57	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Viewing arrangements by appointment through Brock Taylor

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