



**The Lodge, Windacres Farm Lane, Rudgwick, RH12 3XQ.**  
Guide Price £250,000 Leasehold



# The Lodge, Windacres Farm Lane

- First Floor Luxury Apartment
- Southerly Aspect Living Room
- Fitted Kitchen
- Luxury Bathroom
- Double Bedroom
- Communal Gardens
- Long lease
- EPC B

**STYLISH AND CONTEMPORARY** – This one bedroom first floor apartment built by Berkeley Homes offers spacious versatility with a bright living room, fitted kitchen and large double bedroom, the bathroom has a sleek finish and the apartment enjoys a communal garden and allocated parking space.

The Lodge is a part of a small development built by Berkeley Homes in the heart of Rudgwick and set close to some of the areas most beautiful countryside.

This apartment is set on the first floor (top) of the building and offers contemporary living at its best.

The Communal Hallway is spacious and bright, on the ground floor a rear door leads into the communal gardens.

Moving to the first floor the front door leads into the entrance hallway with large storage cupboard and wall mounted entryphone.



The hallway gives access to all the rooms including the large sitting room which enjoys fantastic light via two double glazed windows that enjoy a southerly aspect.

The current owner has created a study space in the recess of the sitting room.

The kitchen/dining area is well set out with a range of wall and base units, fitted oven, hob and extractor with space and plumbing for a fridge /freezer and washing machine.

The large double bedroom has two recessed spaces that could be potentially fitted out as wardrobe space, a large double glazed window overlooking the communal gardens and woodland beyond.

The bathroom is fitted with a modern white suite comprising panel enclosed bath with fitted shower and screen, pedestal wash hand basin and close coupled wc.

There is a double glazed window and the bath area is fully tiled. A storage cupboard houses the boiler.

Outside

The apartment comes with an allocated parking space. There are also visitor spaces.

The communal grounds are at the rear of the building backing onto woodland and a pleasant lawned area to enjoy those summer days and evenings.

Area

Rudgwick is one of West Sussex's most historic villages with a thriving Co-op/Post Office, a quintessential English public house and a Church, with the village located on the Surrey/Sussex border. Approximately thirteen miles from Guildford and seven miles from Horsham.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.



For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

#### Information

Lease – The lease is a 125 year lease created in 2020. Currently 122 years remaining.

Ground Rent £100 per year.

The Ground Rent is reviewed - to be advised

The Service Charge is currently £127.08 per month.

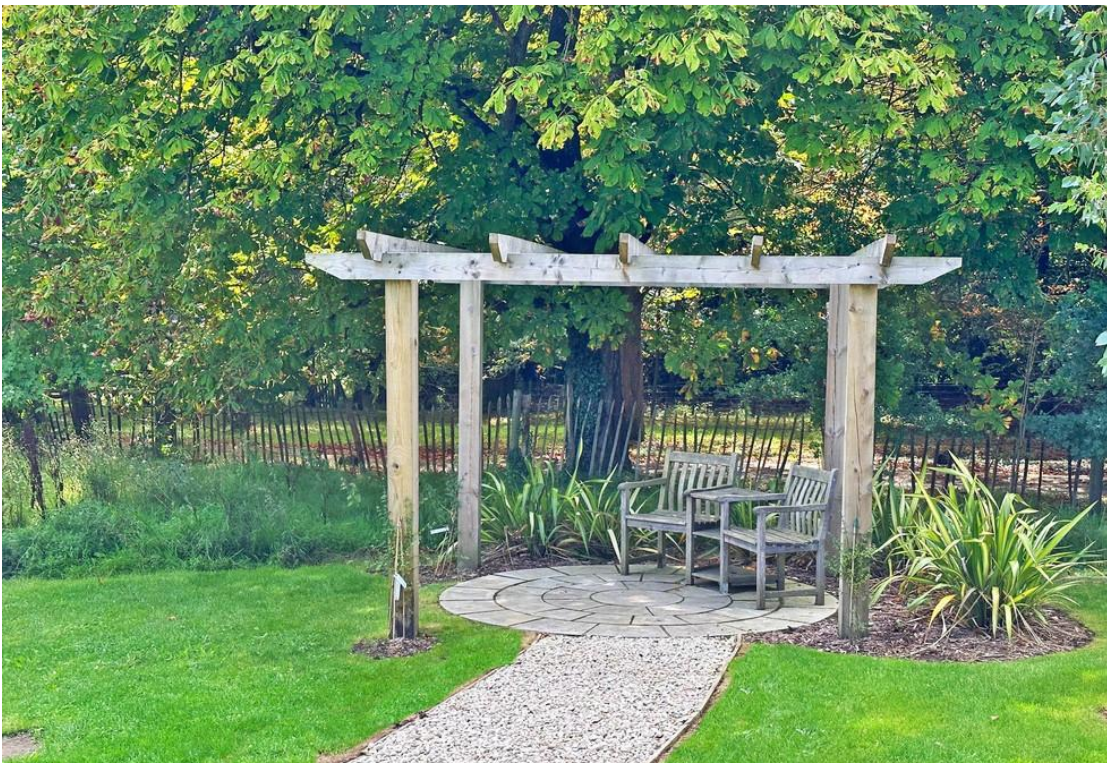
The Service Charge is reviewed annually.

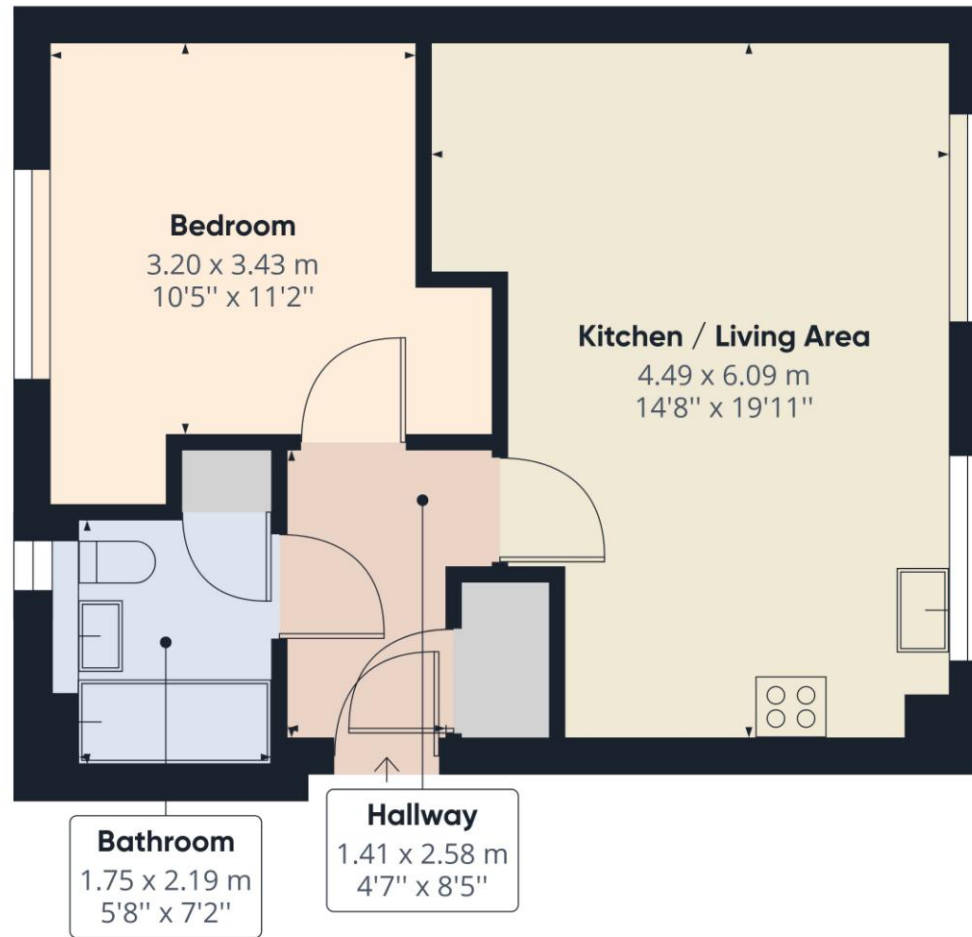
Offered for sale via Martin and Co estate agents

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**Approximate total area<sup>(1)</sup>**  
47.07 m<sup>2</sup>  
506.69 ft<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Martin & Co Horsham

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