



**65 The Rise, Partridge Green**

Guide Price **£539,000**

  
**Henry Adams**  
estate agents



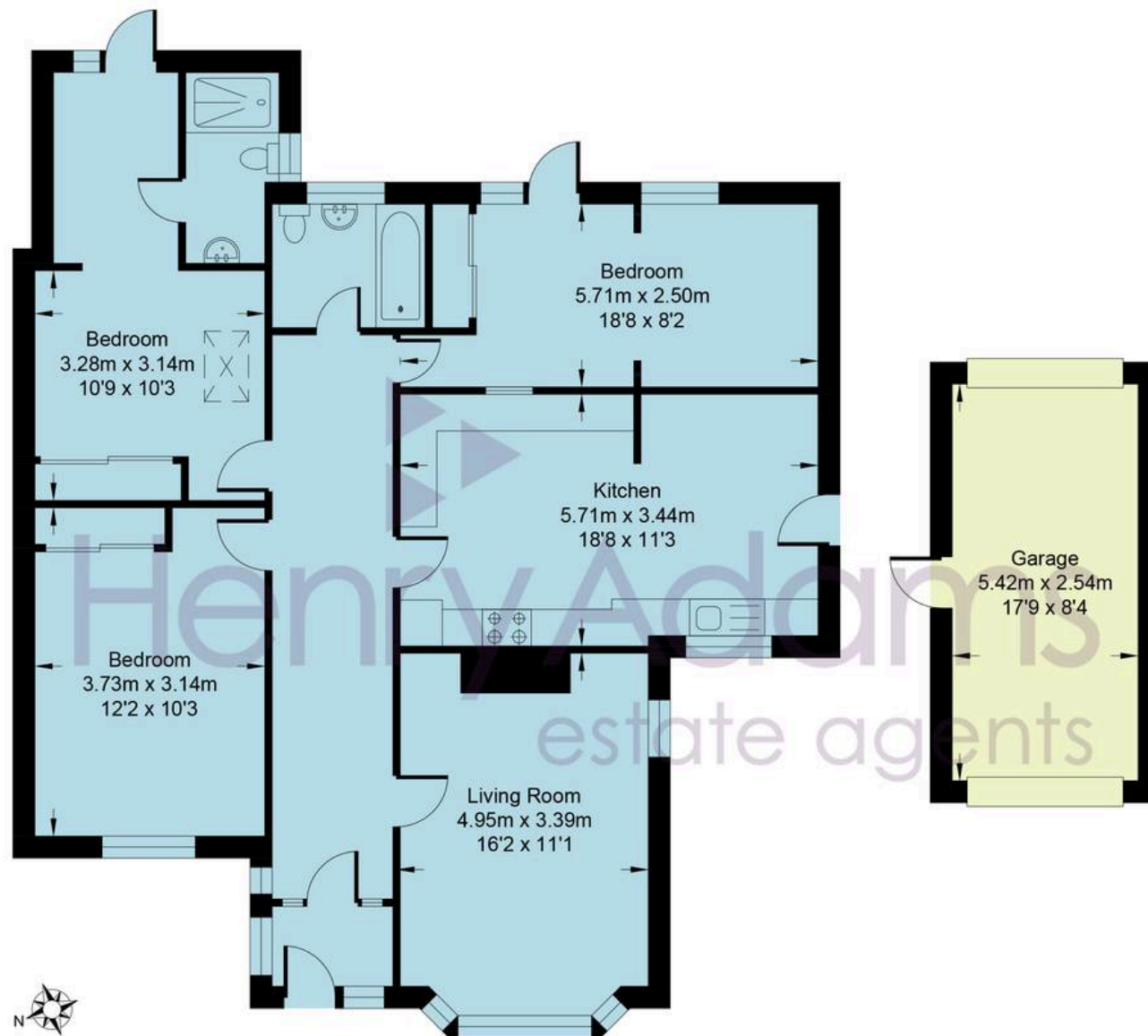
## 65 The Rise

### Partridge Green, Horsham

This superbly presented, three bedroom semi-detached bungalow has a modern style throughout and has been extended to create versatile living and bedroom space.

To the ground floor; a reception porch opens into a reception hallway which in turn leads to the main living space which enjoys a bay window to the front aspect, there is a light and airy feel along with a quality engineered wooden floor running through and a fireplace where there is the facility for a wall hung TV. The separate kitchen has a range of wall and base cabinets with a light contemporary finish and complimented with granite work surfaces running through. There is an integrated fridge freezer, washing machine, tumble dryer, dishwasher, oven, micro oven, an induction hob and a stainless steel cooker hood, there is also ample space for a dining table along with a direct access to the side of the property. The main bedroom is at the rear of the property and has generous proportions and a fitted wardrobe space along with a direct access to the rear garden. There is also a well presented en-suite shower room with a walk-in shower, low-level WC and a wash hand basin - all finished to a modern and contemporary style and complimented with quality chrome fittings. There is a further bedroom to the front aspect of the property and at the rear is a further bedroom/office space which enjoys views over the rear gardens as well as having its own access and fitted wardrobe and cupboard space. Completing the accommodation is the family bathroom which has a wall mounted shower over the bath, a low-level WC and a wash hand basin; all finished to modern design and complemented with chrome fittings.





## The Rise

Approximate Area = 1106.74 sq ft / 102.82 sq m

Garage = 148.21 sq ft / 13.77 sq m

Total = 1254.95 sq ft / 116.59 sq m

For identification only - not to scale











The property has driveway parking for several vehicles and leads to a garage which has an up and over door, a side access door, the garage also has a rear access door to provide further access to a covered space which doubles up as a covered pergola within the summer months. The rear garden is a real feature and has an area of lawn plus well stocked borders with shrubs and planting along with patio terrace areas which are ideal for outdoor dining within the summer months.

Situated in the heart of the popular village of Partridge Green. The village has a highly regarded butchers, local shops, primary school and is within approximately eight miles of Horsham town centre and the village is serviced by buses hourly to both Brighton and Horsham. The village is surrounded by the beautiful countryside of Sussex, criss-crossed with footpaths and bridle ways. Partridge Green has good access to the A281, A24, Gatwick Airport. Horsham mainline station provides links to London Bridge and Victoria, the south coast and Gatwick and the larger villages of Henfield, Storrington and Steyning. Horsham is an historic market town with a varied range of shops, bars and restaurants in the paved Carfax and shopping mall. There is a large park with tennis courts and gymnasium with swimming pool, a theatre with numerous auditoriums including stages and cinema screens.

- Semi Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Kitchen / Dining Area
- Off Road Parking
- Garage
- Access to Well Regarded Schools
- Good Commuter Routes
- Village Location

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











## Henry Adams – Horsham

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