



hamlyn  
smith.

High Street, Horsham, RH13 8ES

Guide price  
£600,000 - 650,000



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4 Bedrooms



1 Reception



2 Bathrooms

Guide price \*\*£600,000 - £650,000\*\*

A beautifully renovated four-bedroom link detached home with a garage, driveway, and generous garden, situated in the West Sussex village of Partridge Green. The property has solar panels, which significantly reduce energy bills. In 2024, the vendor paid less than £350 on energy bills.

- Four bedroom family home
- Link detached
- Immaculately presented throughout
- Solar panels with battery storage
- Off street parking and garage
- EPC rating - B
- Council tax band - F









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Renovated to a high standard and professionally finished by an interior designer, the house combines stylish presentation with modern practicality. The living areas are open plan, creating a sociable layout that works well for everyday life and entertaining, with views over the garden.

The front door opens into a wide, welcoming hallway. Off the hall is a smartly finished shower room and WC, complete with matte black fittings. Bespoke storage has been built under the stairs, while on the opposite side, double doors lead through to the main reception areas. The living room is a dual-aspect space, currently arranged as a relaxed living room, with plenty of space for large sofas.

The dining area looks out onto the garden and seamlessly connects the living space with the kitchen. The entire ground floor is fitted with insulated composite flooring laid in a striking herringbone pattern—both visually appealing and hard-wearing. The kitchen itself has modern cabinets, a quartz worktop and splashback, and a peninsula breakfast bar with seating for three. Integrated appliances include a Bosch microwave, fan oven with grill, fridge freezer, AEG dishwasher, and a wine fridge. The sink sits beneath a window with a garden outlook and includes a flexible hose tap.

Upstairs, the layout includes four bedrooms and a bathroom, all accessed from a spacious central landing. The principal bedroom has decorative wood panelling flanking the bed and a view over the garden. Another double bedroom also looks onto the garden, while a front-facing bedroom includes a built-in wardrobe and statement wallpaper. All bedrooms have louvered shutters. The family bathroom is finished with black fittings and marble-effect hexagonal tiles, with a shower over the bath and a vanity unit beneath the basin.

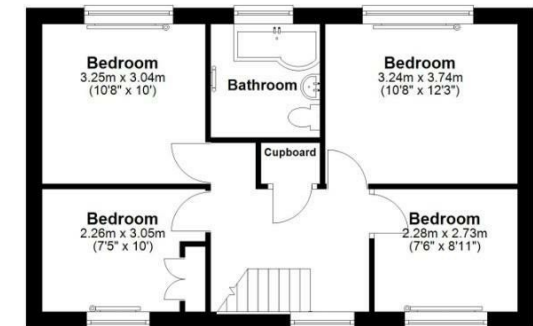
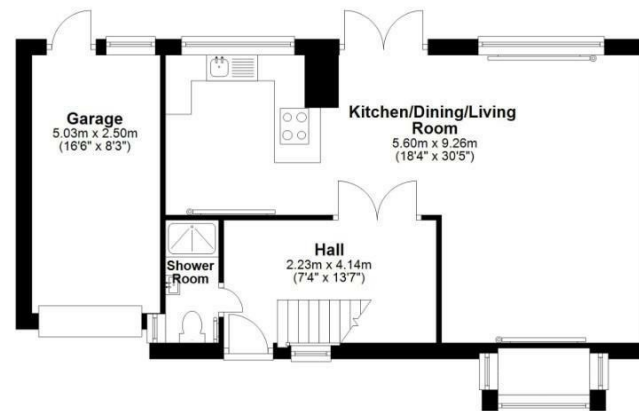
The house is fully double-glazed, with shutters fitted to front-facing windows and the rear bedrooms. The boiler is housed in the garage, and central heating is controlled via a Hive thermostat. The solar panels are fully compliant and generating a significant surplus of energy. In the past year, this resulted in an energy credit almost equal to the property's usage.

Planning permission was granted in 2020 to extend the kitchen into the garage and create a utility room. These changes were not implemented but the plans still exist.

Partridge Green is a vibrant village with a range of amenities, including a Co-op, post office, and its own primary school. There are two local pubs: The Partridge, located in the village, and The Green Man, just outside. The surrounding countryside is ideal for walkers, with the South Downs National Park nearby. Road links are excellent, with Horsham around 15 minutes by car and Gatwick Airport approximately 30 minutes away. From Horsham's mainline station, trains to London Bridge and Victoria take under an hour.

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High Street, Partridge Green



Total area: approx. 116.4 sq. metres (1252.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

