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High Street, Partridge Green, RH13 8HR

Guide price
£600,000 - £625,000

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3 Bedrooms



2 Receptions



1 Bathroom

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Hamlyn Smith are delighted to present this charming three-bedroom semi-detached house in the Sussex village of Partridge Green. Set within an exceptionally generous plot with a superb garden, garage and off-street parking, the property has been in the same family since the 1960s and, with updating, has the potential to become a spacious and contemporary family home.

- 3/4 Bedroom family home
- Semi detached
- Over 50m of rear garden
- Off street parking
- Garage
- In need of modernisation
- Scope to extend STP
- No onward chain







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📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

✉ hello@hamlynsmith.co.uk

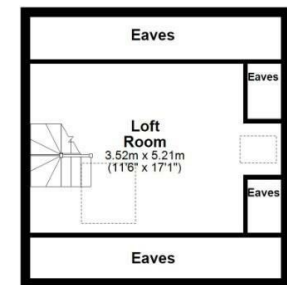
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Wynne, Partridge Green



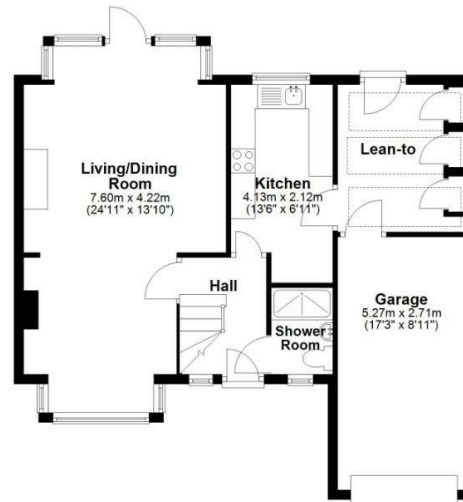
First Floor



Second Floor



Ground Floor



Total area: approx. 112.5 sq. metres (1210.7 sq. feet)

Garage and lean-to are not included in square meterage. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.

Built in 1928, the handsome red-brick façade sits well back from the road, approached by a broad driveway with parking for several vehicles. The attached garage can be entered from both the front and via a rear door that links through a lean-to to the house itself. The front door opens into a wide, welcoming hallway, with a ground-floor shower room to the right.

The main reception room is a generous dual-aspect space, arranged with a comfortable lounge area at the rear, looking over the garden, and a dining area at the front with plenty of room for a large table. A door from the lounge opens directly onto the patio, creating a natural flow between house and garden.

The kitchen also enjoys garden views and has space for a free-standing cooker, washing machine and tumble dryer or dishwasher. A door leads from here to the lean-to, providing valuable additional storage and access to both the garden and the garage.

The garden is a real feature of the property. Extending to an estimated 50 metres (over 150 ft), it is mainly laid to lawn and dotted with mature trees, including silver birch. There is also a greenhouse, a summer house and a shed.

Upstairs, the first floor has three well-proportioned bedrooms and a family bathroom. The principal bedroom at the front has built-in wardrobes, while the two rear bedrooms enjoy peaceful views across the garden. From the landing, stairs rise to the loft room – a generous additional space with excellent potential for a variety of uses.

Partridge Green is a vibrant village with a friendly community and a good range of everyday amenities, including a Co-op, Post Office and primary school. There are two pubs close by: The Partridge in the village and The Green Man just beyond. The surrounding countryside is perfect for walkers, with the South Downs National Park a short distance away. Road connections are excellent, with Horsham around 15 minutes by car and Gatwick Airport approximately 30 minutes. From Horsham's mainline station, trains reach London Bridge and Victoria in under an hour.

