



**The Rise  
Partridge Green, RH13 8JB**

**£450,000**

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

## The Rise, Partridge Green, RH13 8JB

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### LOCATION

This versatile bungalow is located within a popular cul de sac, in the village of Partridge Green, boasting a doctors surgery, vets, Co-op Store, and a selection of other local amenities. Also within the village are two public houses, The Partridge and The Green Man. The larger village of Henfield is approximately 4 miles south, offering a wider range of shops, schools and other amenities. While the major town of Horsham, offering comprehensive shopping and sporting facilities and main line railway station (London Victoria approximately 55 minutes) is about 8 miles to the north. Convenient road access is close by, leading to major roads including A24, A272 and the A23 with connections to the M23, and Gatwick Airport.

### PROPERTY

Tenure: Freehold

This Semi-Detached Bungalow comes to the market offering versatile accommodation throughout with the benefit of no onward chain. The 18'10 x 15'11 living room which features a wood burning stove, boasts an attractive window to the front and is accessed off of the large hallway from which all accommodation can be reached. The extended kitchen is well equipped with a number of storage units and worktops

surfaces. A door from the kitchen also leads out on to the garden. The main bedroom is located to the front of the property and measures 13'1 x 10'5 and benefits from built in storage. Bedroom two is a versatile space and could double as a study or a comfortable double bedroom, also complete with built in wardrobes. There are also double doors out to the garden. The Shower Room and Utility/ another W/C complete the accommodation. To the side of the property, there is a dry corridor providing access to the garden and the converted Garage which is also versatile in it uses measuring at 16 x 7'8.

### OUTSIDE

A particular feature of this property is the rear garden offering a good degree of seclusion backing onto fields. The garden is mainly laid to lawn with attractive shrub borders and is enclosed by fence boundaries. The front of the property is enclosed by a dwarf wall and has an area of lawn and hardstanding for a couple of vehicles.





**Buses**

3 minute walk



**Shops**

Co-op Food  
6 minute walk



**Trains**

Christ's Hospital – 9 miles  
Horsham – 9.1 miles



**Airport**

Gatwick  
19.3 miles



**Roads**

M23  
11.8 miles



**Sport & Leisure**

Henfield Leisure Centre  
3.9 miles



**Rental Income**

£1,650 pcm



**Schools**

Jolesfield CofE Primary  
Steyning Grammar



**Broadband**

Up to 67 Mbps

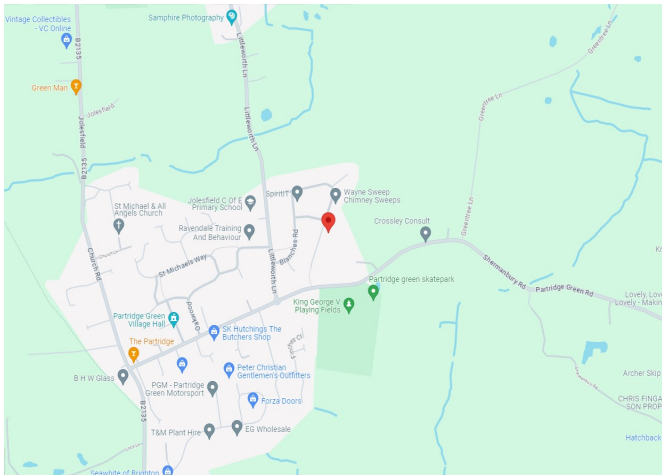


**Council Tax**

Band D



**Map Location**



**Total Approximate Floor Area**  
**1,221 sq ft / 113 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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