



**The Causeway
Patridge Green, RH13 8JH**

£375,000

**01403 272022
brocktaylor.co.uk**

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

The Causeway, Partridge Green, RH13 8JH

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LOCATION

This three bed end of terrace property is located in the popular village of Partridge Green, boasting a doctors surgery, vets, Co-op Store, and a selection of other local amenities including a very popular butchers and 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. The village is also connected to the Downs Link. 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

We are pleased to present this elegantly appointed, end of terrace house for sale. Upon entry you will find a good-sized porch space ideal for storing shoes and coats. Moving through the property you will find that this house has been neutrally decorated, allowing potential buyers to easily envision their personal touches. With its three bedrooms, it

offers ample space for both families and couples seeking a comfortable lifestyle. The house has been extended, further enhancing the living space and providing a unique feature which sets it apart from the competition. The property boasts a large open-plan kitchen dining area, replete with modern appliances, and an abundance of natural light. The dining space within the kitchen is perfect for those who enjoy entertaining, or simply for a family meal. The kitchen's open-plan design seamlessly merges with the large living area, creating a harmonious space for relaxation and socialisation. Moving upstairs you have a large landing space leading off to each bedroom and a good sized family bathroom, once in the primary bedroom you have ample space for a large double bed and plenty of space around the room for wardrobes and a dressing table.

OUTSIDE

Outside, the property has a generous front garden with a path leading to the front door. The rear of the property boasts a good-sized garden with a patio area and lawn, perfect for outdoor activities, garden parties, or simply enjoying the fresh air. The garden is enclosed by fencing with a timber storage shed and a cute children's play house.





Buses

5 minute walk



Shops

Co-op Food
5 minute walk



Trains

Horsham – 9.1 miles
Christ’s Hospital – 9.1 miles



Airport

Gatwick
19.8 miles



Roads

M23
11.9 miles



Sport & Leisure

Henfield Leisure Centre
3.8 miles



Rental Income

£tbc



Schools

Jolesfield CofE Primary
Steyning Grammar



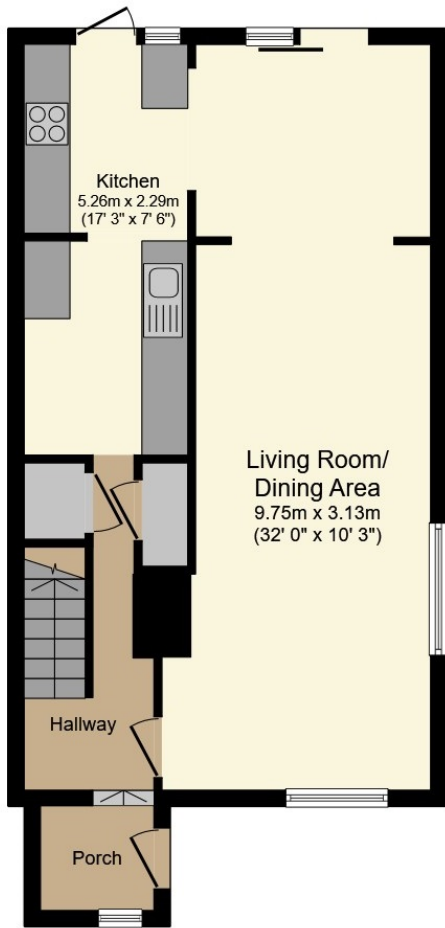
Broadband

Up to 67 Mbps

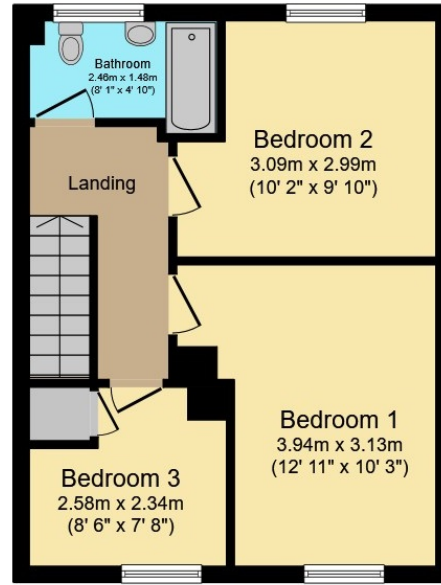


Council Tax

Band C

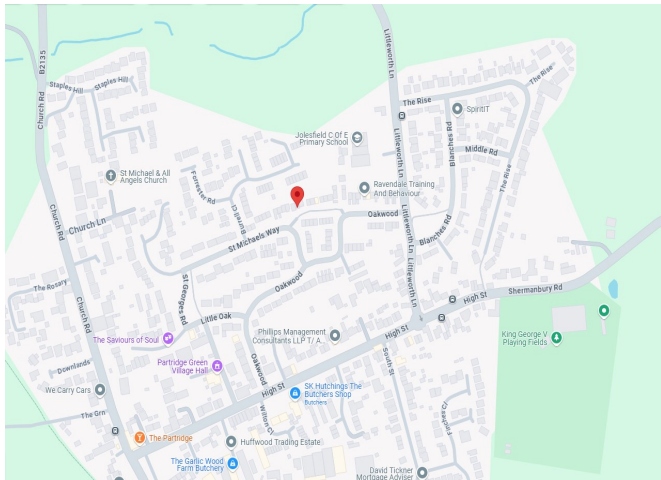


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
991 sq ft / 92.0 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(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

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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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