



**10 South Street
Partridge Green, West Sussex, RH13 8EL
Guide Price £425,000 Freehold**

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ESTATE AGENTS

A Period Cottage in the Popular Village of Partridge Green, with Private Driveway and Close to Local Amenities and Country Walks.

Partridge Green 2

Partridge Green village has a highly regarded butchers, local shops, primary school and is within approximately eight miles of Horsham Town Centre. A bus service serves both Brighton & Horsham and runs every 30 minutes. The village is surrounded by countryside criss-crossed with footpaths and bridle ways and has good access to the A281, A24 and Gatwick Airport. Horsham mainline station provides links to London Bridge and Victoria, the south coast and Gatwick. The larger village of Henfield is approximately 3 miles distance. and the Historic Market Town of Horsham is approximately 8 miles distance.

Description

A semi-detached house built of brick elevations under a pitched tiled roof with the accommodation being arranged over three floors comprising on the ground floor entrance, light and bright sitting room with working fireplace leading into the dining room and kitchen. Off the kitchen is a small hallway that gives you side access to garden and a bathroom with separate shower cubicle. Stairs from the lounge/dining area rise to the first floor with two bedrooms - one with inbuilt wardrobes. The loft area on the second floor is currently being used a bedroom with stunning views of the South Downs.

Outside the front of the property is a driveway. The rear garden is mostly laid to lawn with mature shrubs and a large studio/garden office with insulated walls and ceilings. At the end of the garden is a good sized workshop/store.

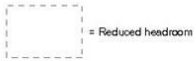
Council Tax Band - D

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.

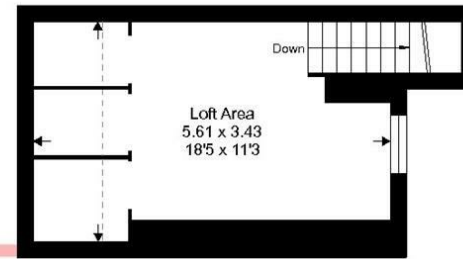
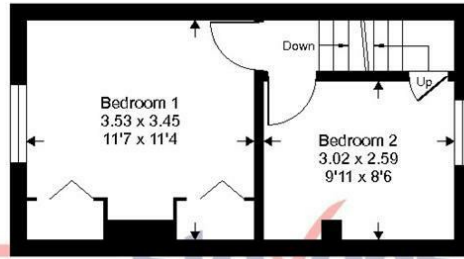
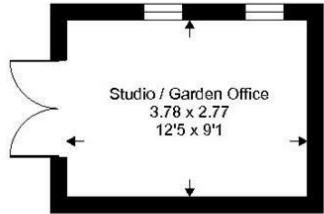






South Street, RH13

Approximate Gross Internal Area = 87 sq m / 934 sq ft
 Approximate Outbuilding Internal Area = 23 sq m / 248 sq ft
 Approximate Total Internal Area = 110 sq m / 1182 sq ft
 (excludes restricted head height)

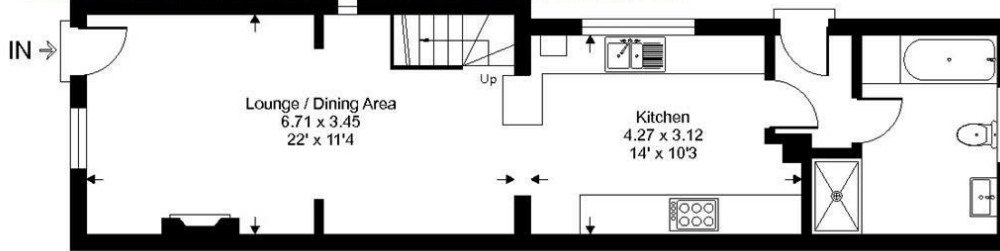
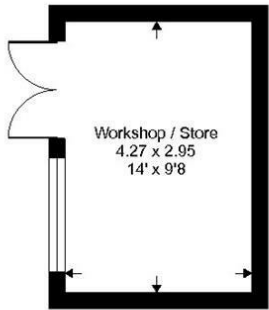


First Floor

Second Floor

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RESIDENTIAL LETTINGS & PROPERTY MANAGEMENT



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewings by appointment only

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