



14 Burrell Close
Partridge Green, West Sussex, RH13 8BH
Guide Price £339,950 Freehold

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ESTATE AGENTS

A Well Presented Three Bedroom Terraced House Situated in a Cul-De-Sac on the Northern Side of Partridge Green High Street Being Convenient for Local Amenities.

Situation

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 hour. 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 7 miles distance.

Description

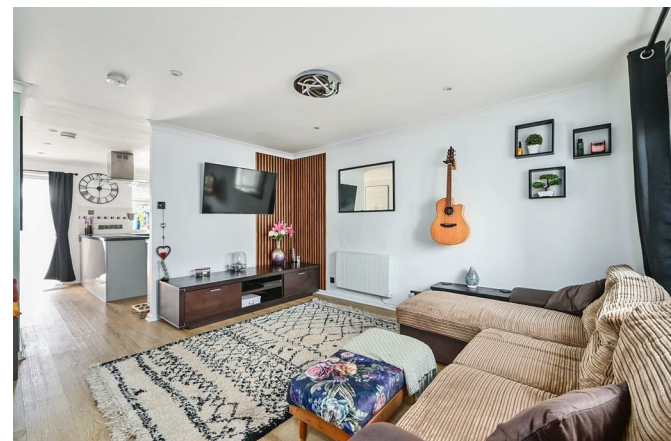
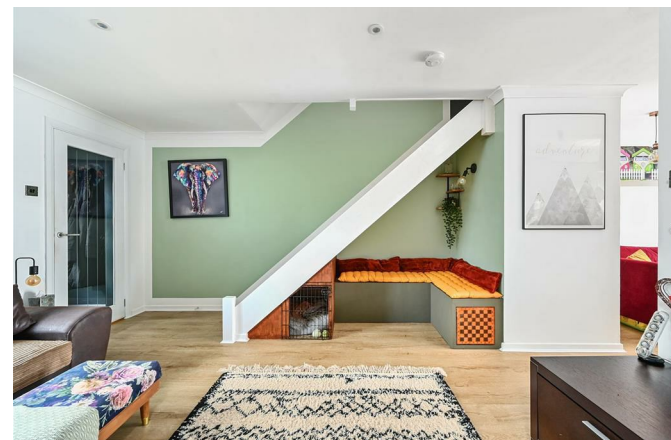
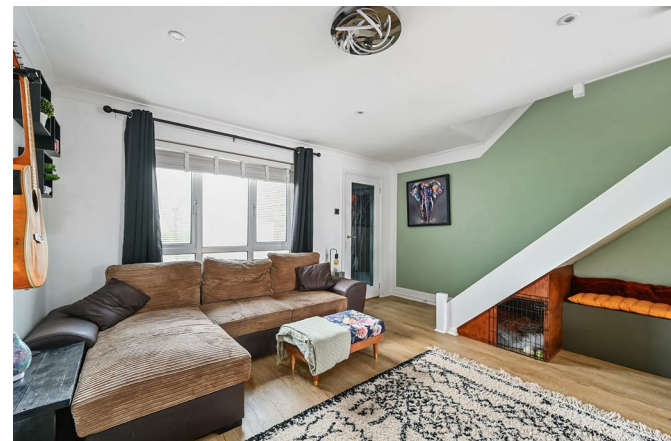
The property is built of brick elevations relieved at first floor level with tile hanging under a pitched tiled roof. The accommodation is arranged over two floors comprising on the ground floor of entrance, entrance porch, light and bright sitting room opening to the fitted kitchen/dining room with French doors leading to the south facing garden.

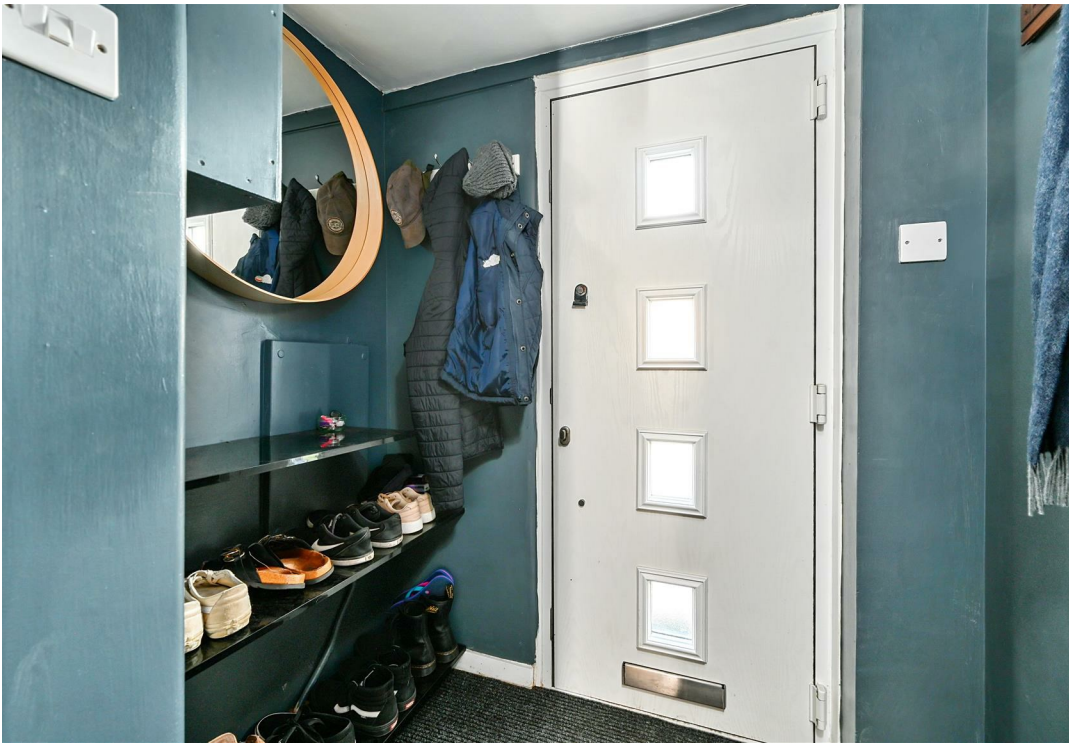
Stairs from the sitting room rise to the first floor landing where there are three bedroom and a family bathroom. Outside is a small open plan front garden, enclosed south facing rear garden with patio area, lawn and garden room. One allocated parking space in a nearby parking area.

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

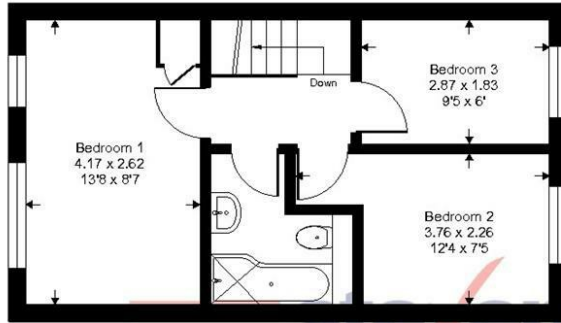
1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.
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.



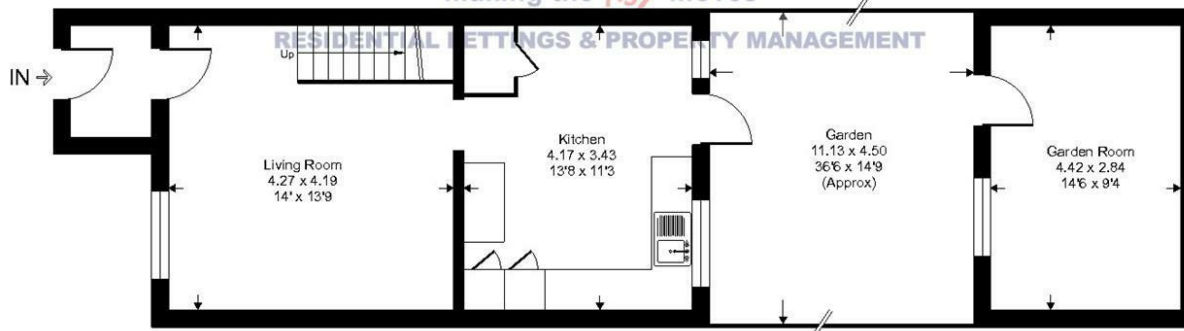


Burrell Close, RH13

Approximate Gross Internal Area = 69.4 sq m / 748 sq ft
 Approximate Outbuilding Internal Area = 12.1 sq m / 131 sq ft
 Approximate Total Internal Area = 81.5 sq m / 879 sq ft



First Floor



Ground Floor

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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