



**Eldon Villa, Littleworth Lane
Partridge Green, West Sussex, RH13 8ER
Guide Price £595,000 Freehold**

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A Delightful Older Style Three Double Bedroom Semi-Detached House in a Popular Location Within Partridge Green Village. The Property Benefits from a Private Driveway & An Extensive Rear Garden.

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 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 20 miles distance.

Description

The accommodation comprises, entrance, entrance hall with log burning stove, access to the large living room/dining room with working fireplace. Modern fitted kitchen/diner with bifold doors opening to the large enclosed rear garden. Outside cloakroom.

Stairs rise to the first floor offering two double bedrooms both with inbuilt wardrobes and the large family bathroom with separate bath and shower cubicle. Further stairs rise to the second floor occupying a further large double bedroom with eaves storage.

Outside there is a private driveway with parking for 2/3 cars and a laid to lawn front garden. An extensive enclosed rear garden including a large pond and 3 separate stores.

The property further benefits from Gas Central Heating & Double Glazing.

Council Tax Band - E

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.







Eldon Villa, RH13

Approximate Gross Internal Area = 118.2 sq m / 1273 sq ft
Approximate Outbuildings Internal Area = 43.1 sq m / 465 sq ft
Approximate Total Internal Area = 161.3 sq m / 1738 sq ft



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		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(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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