



**Syringa, Littleworth Lane
Partridge Green, West Sussex RH13 8JX
Guide Price £595,000 Freehold**

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ESTATE AGENTS

A Well Presented Spacious Three Bedroom Chalet Bungalow Situated in a Unrivalled Semi-Rural Position with Stunning Gardens & Country Walks Near By. The Property Further Benefits from No On-Going Chain.

Situation

The property is situated in the hamlet of Littleworth at the edge of Partridge Green which has a highly regarded butchers, local shops, pubs, primary school and is within approximately eight miles of the historic market town of Horsham.

A bus service serving both Brighton and Horsham runs every 30 minutes. The village is surrounded by countryside criss-crossed with footpaths and bridleways and has good access to the A272, A24 and Gatwick Airport. Horsham mainline station provides links to London Bridge, Victoria, the South Coast and Gatwick. The larger village of Henfield is approximately three miles distant.

Description

The property comprises of an entrance hall leading to the light and bright sitting room, the dining room (with French windows opening onto the rear garden), the fitted kitchen (with space for table and chairs), family bathroom and bedroom three with views over the rear garden.

From the dining room, stairs rise to the first-floor landing, giving access to the master bedroom which has superb views over adjoining farmland. This bedroom has an en-suite cloakroom. The landing also gives access to bedroom two and to a walk in boarded loft.

Outside, there is a well appointed attached garden room with views over the rear garden and adjoining farmland. The long private driveway has parking for two/three vehicles and gives access to the attached garage.

The well-stocked and mature front garden has side access leading to the secluded rear garden, 105 feet in length, with large lawn area and abundance of shrubs, fruit and other trees siding and backing on to adjoining fields with far reaching views to Cowfold Monastery.

The property benefits from gas central heating and double glazing. There is ample scope for extension STPP.

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.

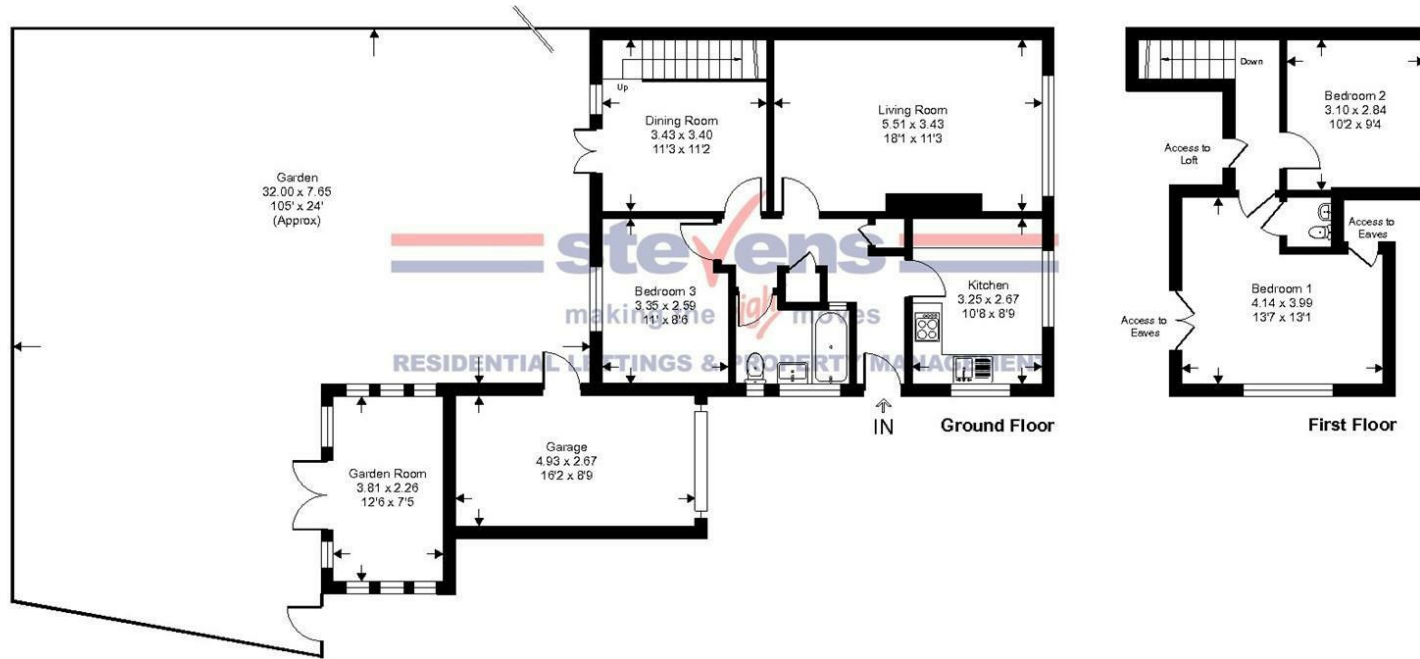






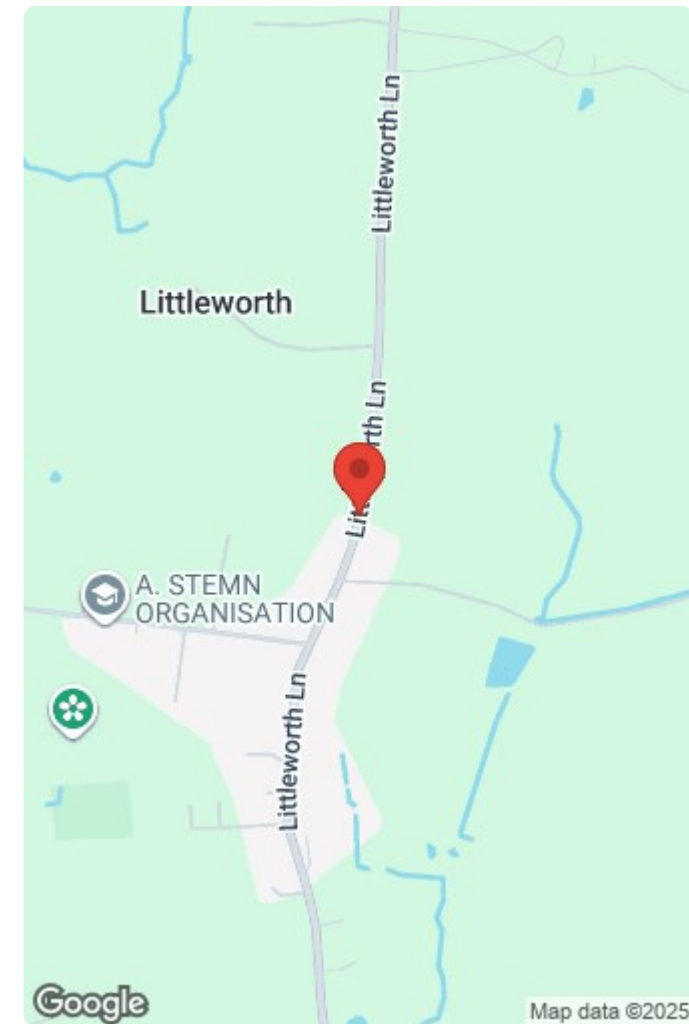
Littleworth Lane, RH13

Approximate Gross Internal Area = 92.7 sq m / 998 sq ft
 Approximate Garage Internal Area = 13 sq m / 141 sq ft
 Approximate Outbuilding Internal Area = 8.6 sq m / 93 sq ft
 Approximate Total Internal Area = 114.3 sq m / 1232 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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