



**43 The Rise,
Partridge Green, West Sussex, RH13 8JB
Offers In Excess Of £400,000 Freehold**

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ESTATE AGENTS

A Three Bedroom Semi-Detached Bungalow in a Quiet Cul-De-Sac, Close to Local Amenities, with a Detached Garage, Private Driveway & Backing onto Fields. The Property has Gas Central Heating with some Modernisation Required & Further Benefits from No-On Going Chain.

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. 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 porch large entrance hall. Bright and spacious lounge, kitchen with access to the rear garden, double bedroom with a range of in-built wardrobes and small third bedroom/study. Downstairs family bathroom. Stairs rise from the hallway to the large upstairs loft conversion. The bedroom benefits from a basin and shower along with a fitted double wardrobe and access to the eaves.

Outside there is a private driveway, detached garage and rear garden with large patio.

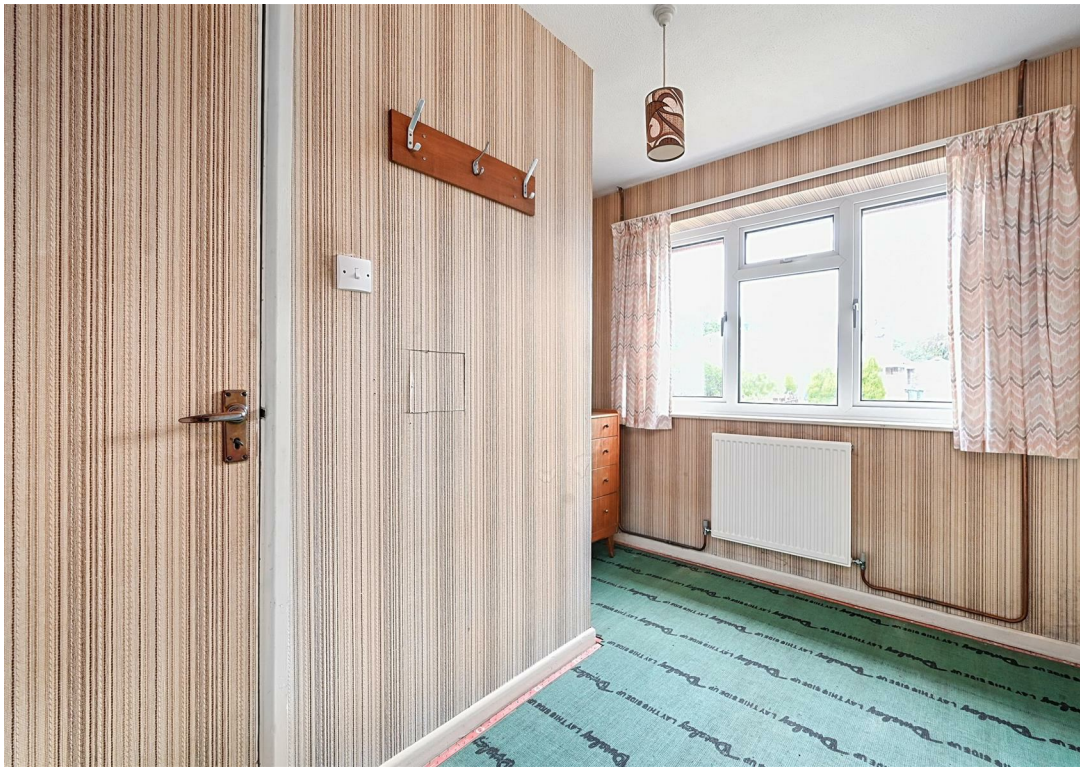
The property enjoys a lovely corner plot and is in need of modernisation, offered with no on-going chain.

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.





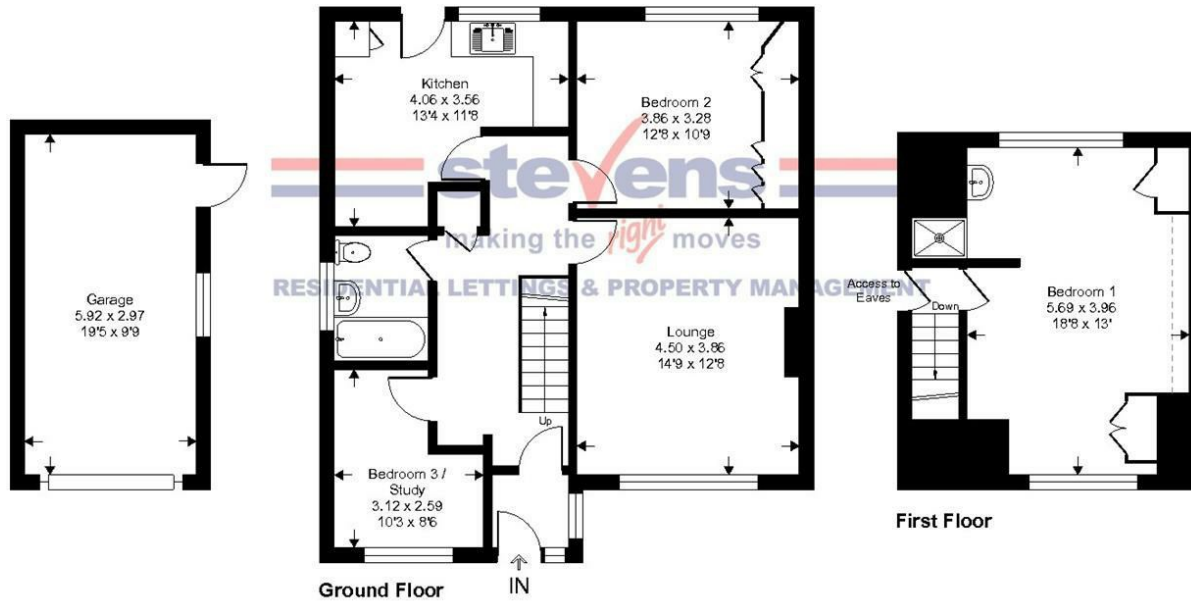




The Rise, RH13

Approximate Gross Internal Area = 91.6 sq m / 987 sq ft
Approximate Garage Internal Area = 17.5 sq m / 189 sq ft
Approximate Total Internal Area = 109.1 sq m / 1176 sq ft
(excludes restricted head height)

Garden
5.49
18'
(Approx)



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	1	23
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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