



**13 The Rise, Partridge Green,
Horsham, West Sussex, RH13 8JB
Guide Price £495,000 Freehold**

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An Extremely Well Presented Two Bedroom Semi-Detached Chalet Bungalow in a Popular Residential Location within Walking Distance to Partridge Green High Street and Close to Country Walks.

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 porch opening to a spacious hallway. Bright & spacious lounge with bay window and gas fire. Fitted kitchen/diner with access to the side of the property along with double patio doors to the conservatory which has further access to the enclosed rear garden.

Also on the ground floor is a double bedroom, modern fitted family shower room and a study/dining room with stairs that rise to the first floor principle bedroom with is very large with a modern fitted en-suite shower room and plenty of storage.

Outside there is a private driveway and front garden. Enclosed rear garden with patio, lawned area and raised borders along with a detached garage with a personal door from the garden and a full utility area including washing machine, tumble dryer, sink with hot water and an under-surface freezer.

The property further benefits from gas central heating, double & triple glazing and neutral decoration and flooring throughout.

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.





Viewings by appointment only
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	