1 Melrose High Street
Partridge Green, West Sussex RH13 8ET
Offers In Excess Of £430,000 Freehold

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ESTATE AGENTS

An Older Style Semi-Detached Family House Situated in the Heart of Partridge Green Village within a Short Walk of Local Amenities and Country Walks.

Situation

The property is situated within the heart of Partridge Green village which 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 8 miles distance.

Description

An older style semi detached family house built of brick elevations under a pitched tiled roof and has the benefit of gas fired central heating and double glazing and subject to the necessary consents could easily be extended. The accommodation is arranged over two floors comprising on the ground floor of entrance porch, entrance hall, sitting room with open fire, dining room, kitchen and bathroom. Stairs from the entrance rise to the first floor where there are three bedrooms. Outside are two parking spaces to the front of the property and a feature south facing rear garden approximately 150 ft in length.

The accommodation in brief is as follows:

ENTRANCE

Double glazed front door leading to:

ENTRANCE PORCH

Shelved cupboard with double louvre doors, tiled floor, opaque glazed door to:

ENTRANCE HALL

Parquet flooring, radiator,cupboard housing fuse box and smart meter, stairs rising to first floor. Strip wooden door leading to:

SITTING ROOM

Feature wrought iron fireplace with basket suitable for open fire with wooden surround and tiled hearth. Double glazed bay window to front, radiator,t.v point, wall light points, central heating thermostat and Parquet flooring.

DINING ROOM

Double glazed window to rear,radiator, cupboard housing gas fired boiler with timing control, arched shelved recess, shelved cupboard, Parquet flooring,

KITCHEN

Part ceramic tiled with range of base level units with worksurfaces over incorporating inset one and a half bowl ceramic single drainer sink unit with monochrome tap, space and plumbing for dishwasher and washing machine. Inset four ring hob with electric oven under, space for tumble dryer and space for upright fridge/freezer. Matching range of eye-level units, double glazed window and half double glazed door leading to rear porch.

BATHROOM

Part ceramic tiled with white suite comprising panelled bath, wash hand basin with tiled splashback, low-level w.c, wall mounted shower with folding screen, ladder style radiator/towel rail, opaque upvc double glazed window.

Stairs from the entrance hall rise to:

FIRST FLOOR

LANDING

Access to fully boarded roof space via a pull down ladder, with power, light and velux window.

BEDROOM 1

Radiator, double glazed picture window overlooking front, double fitted wardrobe cupboard, alcove providing additional space for a free standing wardrobe.

'L' SHAPED BEDROOM 2

Radiator, double glazed picture window overlooking the rear garde, double fitted cupboard with slatted shelving housing pre-lagged copper cylinder and cupboards above. Vanity unit with inset wash hand basin, drawers below, tiled splashback and cupboards above.

BEDROOM 3

Radiator, double glazed window.

OUTSIDE

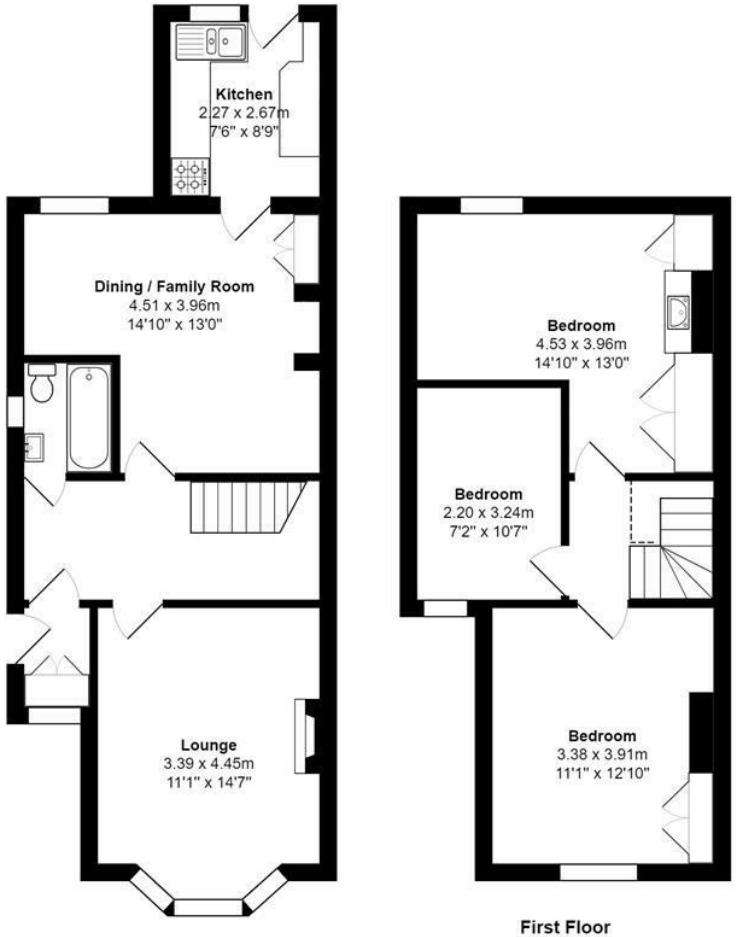
To the front of the property is mainly laid to shingle proving parking for two vehicles, small patio area with gate leading to a side access with water tap.

FEATURE REAR GARDEN

Large paved patio, ornamental pond, timber and glazed garden shed, path leading to a lawn area with various mature trees, aluminium and glazed greenhouse, large kitchen produce area, raised planters, further timber and glazed shed, pear, apple and plum trees.

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.

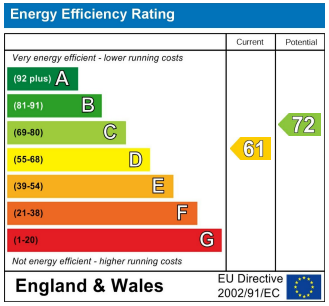


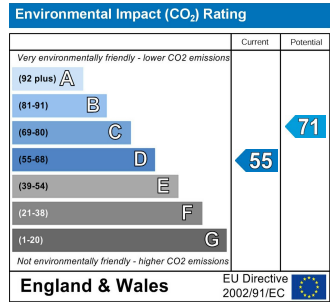
Ground Floor
Area: 49.7 m² ... 535 ft²

First Floor
Area: 40.4 m² ... 435 ft²

Total Area: 90.1 m² ... 970 ft²

All measurements are approximate and for display purposes only





Viewings by appointment only
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