



1 Short Row | High Street | Partridge Green | West Sussex | RH13 8ET

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £310,000 | Freehold



- Charming period end terrace cottage. COUNCIL TAX: C. EPC: D
- Two double bedrooms, ground floor bathroom
- Sitting room with fireplace, Kitchen and rear lobby
- Double glazed windows and gas central heating
- Off road parking. South facing garden measuring 66'
- Planning permission to enlarge the ground floor
- Viewing recommended

Description

An opportunity to purchase a charming end terrace period cottage situated close to a recreation ground and within easy reach of the local village amenities. This lovely property has been extended and has accommodation over three floors with numerous features that includes a modern fitted kitchen and ground floor shower room, sizeable sitting/dining room, two bedrooms, off road parking and a pretty garden with a Southerly aspect and larger than the neighbouring cottages. There is a modern gas boiler and PVCu double glazed windows, whilst planning permission was granted to enlarge the property on the ground floor (ref: DC/22/0175). An internal inspection is highly recommended.

A ledged and latched front door leads to the lovely **Sitting Room** that has an open fireplace (not tested) with decorative cast iron surround and mantle, tiled inserts and tiled hearth. Display cupboard fitted in recess. and a double-glazed window overlooking the front of the property. The **Kitchen** Is fitted in Duck Egg Blue fronted units and heat resistant worksurfaces comprising a single drainer, stainless steel sink top with mixer tap, Hotpoint washing machine and Bush dishwasher. Further work surface with Lamona oven and Neff hob with extractor over. Part tiled walls, laminate flooring., Vaillant gas fired boiler. The kitchen opens through into the **Rear Lobby**, where there is a stable UPVC door to the rear garden and a further pine door leading into the **Bathroom**. Fitted in a white suite comprising panelled bath with Triton electric shower over, low-level WC, pedestal, wash hand basin, three-quarter tiled walls, extractor fan and a double-glazed window with obscured glass.

Stairs lead from the sitting room to the **First Floor Landing**. Understairs storage cupboard with central heating programmer control unit. Latched door leads to the double **Bedroom** which has a decorative fireplace with a raised iron grate and storage shelves fitted in the

chimney breast recess. Double glazed window. A further staircase leads to the **Second Floor Bedroom** that has undereaves storage and a double-glazed window overlooking the side of the property.

Outside To the front of the property is a gravel driveway with parking for one car. A gated side access leads to the lovely south facing rear garden that has a paved patio to the side and extensive decking area ideal for al fresco dining. This in turn leads to an area of lawn with a former vegetable garden and a useful timber garden shed, all enclosed by a combination of panel fencing and the neighbouring brick wall. Outside light points and power point. In all the rear garden measures approximately 66' from the rear of the bathroom by 21' wide.

NB We understand that there is planning permission granted to enlarge the ground floor (ref: DC/22/0175). Further details available from our Henfield office.

Location

The cottage is situated on the eastern outskirts of the village close to the recreation ground, yet still within easy reach of the village High Street. The village has a primary school, doctors' surgery, village hall, churches, public house and local shopping facilities including extended opening hours convenience store with post office, butcher, baker, hairdresser, vet, as well as a recreation field. More extensive facilities can be found at Henfield, approximately 4 miles to the South-East and Steyning, approximately 6 miles to the South. The A24, approximately 2 miles to the North-West, provides dual carriageway connections with Horsham (approximately 9 miles to the North). The town offers a wide range of shops, trades and services, as well as a main line railway station (with services to Gatwick and London-Victoria) and out of town superstore shopping.

Information

Property Reference: HJB02772

Photos & particulars prepared: 22nd February 2024 (Robert Turner MNAEA)

Services: All main services

Local Authority: Horsham District Council Council Tax Band: 'C'



Proposed extension elevations

FRONT (NORTH) AS PROPOSED

SIDE (EAST) AS PROPOSED

REAR (SOUTH) AS PROPOSED

SIDE (WEST) AS PROPOSED

Location of neighbour's side window opposite in foreground, see daylighting section.

Height in front of neighbour's window (centre)

Daylight demonstration immediately in front of neighbour's window

Consistent coping above
Low profile rooflights
Lead in floor single ply GFRP access
Staircase

0 1 2 3 4 5
Scale Bar 1:100

PLANNING

B - Extension sited to omit 3m area as discussed with Planning Officer 23.03.2022
A - Neighbouring property built form and matching window indicates 15.03.2022

Revision

SMITH PARTNER ARCHITECTS LTD
150, The Arcade, West Sussex, PO19 1PP

Client: [Redacted]
Project: Single storey rear extension to semi detached Kitchen/Dining
Address: 1 Shot 1 Row, Parkside Close, West Sussex, R413 9E1

Drawing Title: PROPOSED ELEVATIONS
Drawing Number: 75 104
Date: January 2022 Scale: 1:100 @A3

Proposed extension floorplan

GROUND FLOOR AS PROPOSED

FIRST FLOOR AS PROPOSED

SECOND FLOOR AS PROPOSED

0 1 2 3 4 5
Scale Bar 1:100

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Drawing Number: 75 103
Date: January 2022 Scale: 1:100 @A3



Directions

From the B281, proceed to Partridge Green village passing the recreation ground where the property will be found after a short distance on the left hand side. What Three Words: <https://w3w.co/scornful.forensic.enter>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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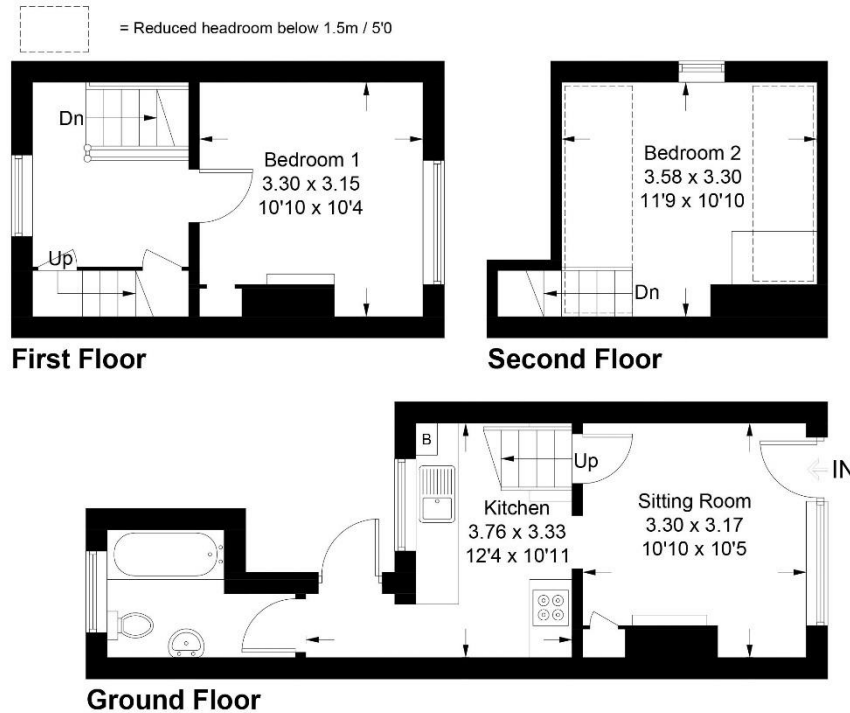


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



High Street, RH13

Approximate Gross Internal Area = 54.4 sq m / 585 sq ft



PRODUCED FOR H.J. BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1061959)

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