



26 | Blanches Road | Partridge Green | West Sussex | RH13 8HZ

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £425,000 | Freehold



- Spacious two-bedroom semi-detached bungalow
- Kitchen, modern bathroom & large conservatory
- Good sized Easterly rear garden, driveway
- Useful brick-built garage/storage/workshop space
- Gas central heating and double glazing
- No onward chain. Viewing recommended
- EPC: D COUNCIL TAX: D

Description

A spacious semi-detached two-bedroom bungalow with large conservatory, driveway with parking for several cars and a useful garage/workshop. Recently decorated and carpeted throughout with modern fitted kitchen, modern white bathroom and gas central heating. There are double glazed windows throughout and a pretty, Easterly rear garden. The property is located in a quiet residential area within a short walk of countryside walks, the village primary school and local shopping facilities.

UPVC double glazed door to **Entrance Lobby** with double glazed window. Further multipaned door to the **Entrance Hall** with laminate flooring and a dado rail. Door to the second **Bedroom** that has a picture rail and a double-glazed window overlooking the front of the property. The **Sitting Room** has a brick fireplace with quarry tiled hearth and mantle. Dado rail and double-glazed window with a pleasant outlook over the front garden. The **Bathroom** is a modern white suite comprising panelled bath with shower over. Low-level WC, mainly tiled walls, laminate flooring, electric shaver point, extractor fan, double glazed window with obscure glass. Combined towel rail/radiator. Access panel to roof space. Airing Heating cupboard housing Baxi gas combination boiler. The principal **Bedroom** has a picture rail and a double-glazed window with a pleasant outlook over the rear garden. The **Kitchen** has been refitted in recent years and comprises light grey fronted units with matching hanging wall cabinets, plus laminated quartz effect work surface and matching up stands. One and half bowl stainless steel top with monochrome tap. Fitted oven with stainless steel extractor over and glazed splashback. Hoover fridge freezer, Bosch washing machine and Hisense dishwasher. A part decorative glazes door leads to the **Conservatory** that has a timber floor, a double-glazed door leading to the driveway and a further pair of double-glazed doors into the rear garden.

Outside. There is a front garden later lawn with A low brick retaining wall. A private driveway leads with parking for several cars leads to the brick-built **Garage/Store**. This useful building has electric light and power, a personnel door to the front and to the side. The lovely Easterly rear garden has a paved patio with shaped areas lawn interspersed with flower and shrub borders. To the rear of the garage is a greenhouse and at the very end of the garden is a paved sitting out area. The lovely rear garden is enclosed by panel fencing and measures approximately 50 feet from the rear of the bedroom by approximately 36 feet at the widest point.

Location

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). Horsham 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.









The A24 also connects with other major routes, including via the M23 to Crawley and Gatwick Airport. Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick.

Information

Property Reference: HJB01710

Photos & particulars prepared: December 2024 (Robert Turner MNAEA)

Services: All main services

Local Authority: Council Tax Band: 'D'

Directions

Proceed to Partridge Green passing the recreational ground on your left. Turn right at the mini-Roundabout into Littleworth Lane. Take the first right into Blanches Road and the property will be seen on the right just past Middle Road. What Three Words: <https://w3w.co/nets.because.rebounder>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

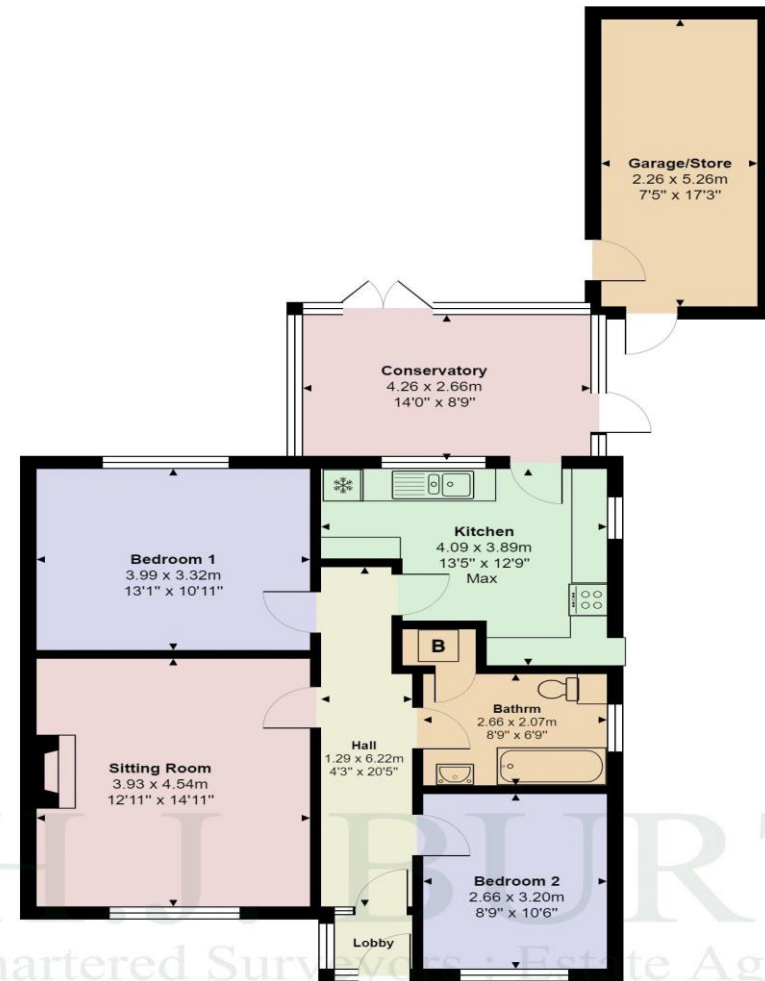
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Blanches Road, Partridge Green, RH13 8HZ
Total Area: 94.4 m² ... 1016 ft² (Inc Garage/Store)
All measurements are approximate and for display purposes only

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