



15 | Oakwood | Partridge Green | West Sussex | RH13 8JG

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £359,950 | Freehold



- A well-presented mid terrace three-bedroom family house
- Pleasantly situated beside an area of Green
- Within easy reach of Primary School and village shops
- Kitchen re-fitted in 2024 and bathroom fitted in 2016.
- South-Westerly rear garden and single garage
- UPVC double glazed windows and gas central heating
- EPC: D COUNCIL TAX: C

Description

A mid terrace three bedroom home originally built in the late 1960s, that has been well maintained in recent years that includes redecoration throughout, the installation of a new kitchen in 2024 as well as modern bathroom. The double aspect sitting room has double glazed patio doors leading to the sunny rear garden that is Southwest facing and has direct access to the garage at the rear. Whilst other features include gas central heating, fitted smoke alarms and double-glazed windows. The property is within easy reach of both Jolesfield Primary School and the village High Street and is considered ideal for investors, couples or indeed families, and an internal inspection is highly recommended.

An **Open Covered Porch** with outside lights and a useful storage cupboard with power, leads via a composite front door to the **Entrance Hall** with vinyl flooring and stairs to the first floor. The **Kitchen** has an understairs storage cupboard. an airing cupboard housing a foam insulated hot water cylinder and immersion heater with space and plumbing for washing machine below. Refitted in 2024 the kitchen has a range of modern light grey fronted units with heat resistant work surfaces and matching hanging wall cabinets. Single drainer stainless steel sink top. Space for refrigerator, Zanussi oven with the induction hob and extractor over, plus space for freezer. Quarry tiled floor, subway tiled walls. Potterton wall mounted gas fired central heating boiler. A UPVC double glazed door leads to the rear patio. The double aspect **Sitting Room** has a gas flame effect fire and double-glazed casement doors leading to the rear patio. Stairs lead to the **First Floor Landing** with access panel to insulated and part boarded roof space. The main **Bedroom** has double-glazed windows overlooking the front of the property whilst the second **Bedroom** overlooks the rear with distant views of the south Downs. The third single **Bedroom** has a small bulkhead storage cupboard and a recessed storage area. The **Bathroom** was



refitted 2016 in a modern white suite comprising panelled bath with a separate Triton electric shower and shower screen, wash hand basin and low-level WC. Part tiled walls, vinyl flooring and large combined towel rail/radiator. Double glazed windows with obscured glass. **Outside:** to the front of the property is a front garden laid to gravel with a raised flower and shrub bed. The rear garden has a south westerly aspect with a paved patio with a pathway beside an area of level lawn with flower and shrub borders leading to the **Garage** with light and power, a rear personnel door and up and over door. There is also a timber garden shed and outside power and a gated rear access.

Location

The property is within easy reach of the village High Street and Jolesfield C of E Primary School. The village itself has a doctors' surgery, village hall, churches, public house and local shopping facilities, including an 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: HJB00392

Photos & particulars prepared: March 2025 (Robert Turner MNAEA)

Services: All main services

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

Directions

From the B281, proceed to Partridge Green village passing the recreation ground and turning right in Littleworth Lane at the mini roundabout. Turn left into Oakwood and the property will be seen on the left. What Three Words: <https://w3w.co/rezoning.liner.marker>

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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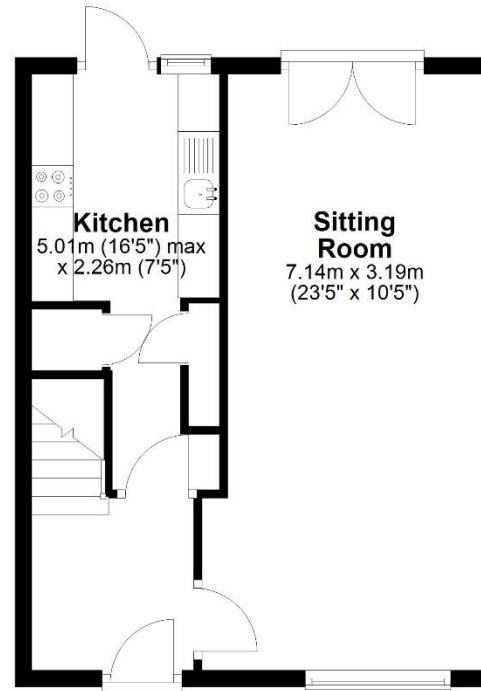


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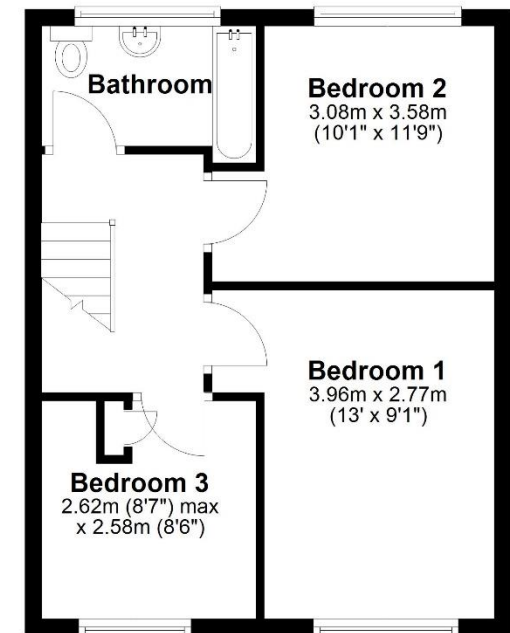
Ground Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)

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