



19 | St. Michaels Way | Partridge Green | West Sussex | RH13 8LA

**H.J. BURT**  
Chartered Surveyors : Estate Agents



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Asking Price: £400,000 | Freehold



- 1960s three bedroom extended semi-detached house
- Offering ample scope for improvement
- Situated in a desirable village within reach of local amenities
- Study/bedroom four, lobby/utility & cloakroom.
- Pretty front and rear gardens. Garage and drive
- Bathroom & separate WC. Gas central heating
- No onward chain. EPC. D COUNCIL TAX: D

### Description

A three-bedroom semi-detached house in need of some updating but offering an excellent opportunity to create a lovely family home, having been extended on the ground floor to create a lobby/utility, cloakroom and study/ fourth bedroom. The kitchen, dining area of the sitting room and extension could be altered further to create a large open plan kitchen, dining and family room, subject to any necessary consents. There is a good size double aspect sitting/dining room with double glazed sliding patio doors, whilst on the first floor there are three bedrooms along with a bathroom and separate WC. Outside, there is a private drive with off-road parking for one car leading to an attached garage. The pretty and sunny rear garden has a south easterly aspect and measures approximately 51'x 33'. The property is heated by a modern gas fired central heating boiler. There is no onward chain, an internal inspection is highly recommended.

A glazed front door leads to an **Entrance Lobby** with vinyl floor and fully glazed door with side panel leading to **Entrance Hall**. Door to **Sitting/Dining Room** that has a double aspect with secondary double glazing to the front and UPVC double glazed sliding patio doors to the rear garden. Disconnected gas flame effect fire with tiled surround and hearth. The **Kitchen** is fitted in white fronted base units with laminated worktops comprising single drainer stainless steel sink top, with adjoining work surfaces with drawers and cupboard under and matching hanging wall cabinets. Part tiled walls, vinyl flooring, built-in larder cupboard and understairs storage cupboard. Window with secondary double glazing overlooks the rear garden. A multi paned door leads to a **Lobby/Utility area**, that has an Ideal Logic Max gas fired boiler. Glazed door to side access, and sliding door to **Cloakroom** with low-level WC, corner wash handbasin and part tiled walls. Window with obscured glass. **Study/4th Bedroom** with aluminium double-glazed windows with a pleasant outlook over the rear garden. A return staircase with window leads to the **First Floor**

**Landing.** Airing cupboard housing foam hot water cylinder and immersion heater. The main double **Bedroom** has a secondary double-glazed window overlooking the front of the property. Built-in double wardrobe cupboard. The second double **Bedroom** has built-in double wardrobe cupboard and a further built-in single wardrobe cupboard. The third **Bedroom** has a UPVC double glazed window overlooking the front of the property. Over stairs storage cupboard and white freestanding wardrobe unit with central chest of drawers. The **Bathroom** has an enamelled bath with the tiled surround and hand grip, Mira Go power electric shower unit, wash hand basin, electric bar heater and fitted bathroom cabinet. Crittall window with obscured glass. **Separate WC** low level WC, Crittall window with obscured glass.

**Outside** A paved driveway leads to an attached **Garage** that has twin vehicle doors and electric light and power along with a side personnel door. Electric meter cupboard. The front garden is laid to level lawn with pretty flower and shrub borders. A gated site access leads to the sunny rear Garden, that has a concrete patio ideal for Al Fresco dining, with low brick retaining walls/planters and a shaped area of lawn with well stocked flower and shrub beds, enclosed by panel fencing. The pretty, southeast facing rear garden measures approximately. 51' x 33'

### 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: HJB03020

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

Services: All main services

Local Authority: Council Tax Band: 'D'

## Directions

Proceed to Partridge Green on the B2116 Shermanbury Road passing the recreation ground and into the High Street. At the first mini roundabout turn right into Littleworth Lane, then left into Oakwood following the road around the left then turning right into St Michaels Way. Follow the road round to the left where the property will be found on the left-hand side. What Three Words: <https://w3w.co/invested.stylists.commit>

## 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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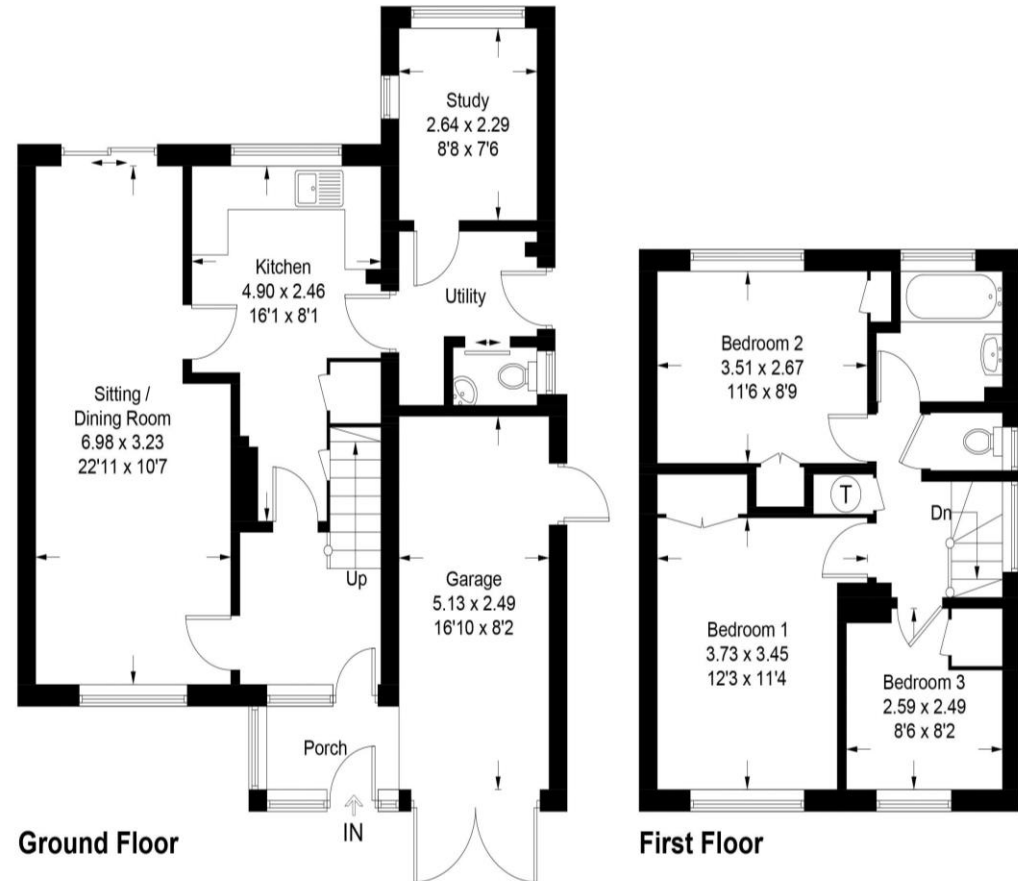


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Approximate Gross Internal Area = 113.7 sq m / 1224 sq ft  
(Including Garage)



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 2025.(ID1186360)

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