



2 | The Rise | Partridge Green | West Sussex | RH13 8JD

H.J. BURT
Chartered Surveyors : Estate Agents





- Spacious two bedroom detached bungalow
- Occupying a corner plot, rear garden with southerly aspect
- Highly adaptable accommodation including three reception rooms
- Large cloakroom/potential utility or possible third bedroom
- Two double bedrooms & shower room
- Twin garages with wide driveway allowing parking for two cars
- Oil central heating, double glazed windows, some with leaded lights
- EPC: E COUNCIL TAX: E

Description

An attractive and spacious (1566 sq ft including the garages) detached bungalow pleasantly situated on a lovely corner plot just off Littleworth Lane. Currently with two good sized double bedrooms and three reception rooms, along with twin garages, the flexible and adaptable accommodation offers ample scope to be re-modelled. The large cloakroom is of a size that could be used as either utility room or indeed converted into a third single bedroom. The attached pair of single garages could be converted into additional accommodation, subject to any necessary consents, whilst the drive is wide with off road parking for two cars. The pretty rear garden measures approximately 84' wide and has a southerly aspect. The property is offered with no onward chain and an internal inspection is highly recommended.

An open **Covered Porch** with outside light and composite front door leads to the **Entrance Hall** with access panel to roof space. Built in storage cupboard and the further airing cupboard housing foam insulated hot water cylinder and immersion heater. The **Sitting Room** is a double aspect room with double glazed sliding patio doors to the garden. There is a brick open fireplace with the quarry tiled hearth and mantel. Opposite the sitting room is the principle double **Bedroom** with diamond light windows overlooking the front. The **Kitchen/Breakfast Room** is fitted and a range of timber fronted units with laminated worksurfaces and matching hanging wall cabinets. Separate matching dresser unit with central wine rack and hanging display cabinets. Walk in larder cupboard. Single drainer stainless steel sink top with monochrome tap, Integrated appliances including fridge freezer, Zanussi dishwasher, double oven and separate four ring electric hob with extractor canopy over and freestanding Hotpoint washing machine. Tiled floor with part tiled walls. Myson oil fired central heating boiler. There is a large **Cloakroom** currently

comprises a low-level WC, pedestal wash hand basin, part tiled walls tiled floor and recess with space for cupboards. The **Dining Room** has recessed shelving and UPVC double glazed sliding patio doors to the rear garden. This room leads to an Inner Hall with a double-glazed door leading to **Conservatory**. Stone tiled floor and UPVC double glazed door to the rear garden. The second **Bedroom** is a good-sized double room again with diamond leaded light windows overlooking in the front garden. Next to his bedroom is a **Shower Room** with a modern suite comprising fully tiled quad shower unit. low-level WC, pedestal wash hand basin. Electric shaver point, fully tiled walls, tiled floor, double glazed window with obscured glass.

Outside there is a front garden laid to lawn with some brick retaining walls, flower and shrubs. A double width driveway leads to the attached twin single **Garages** that have two up and over doors, electric light and power, double glazed windows to the rear along with a rear personnel door. A wrought iron gate at the side of the property leads to the pretty rear garden that has a paved patio area that wraps around the property with brick retaining walls and steps leading to a wide area of lawn enclosed by brick garden walls with mature shrubs and flower beds. The garden has a southerly aspect and measures approximately 84' wide by 25' deep to the rear of the garage increasing to 39' from the righthand side of the property and 18' at the narrowest point to the rear of the Kitchen. Timber garden shed, oil tank and outside water taps.

Location

This popular village has a 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. Jolesfield primary school is within walking distance of the property. 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: HJB03026

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

Services: Mains electricity water & drainage. Gas is available in the area, subject to a connection charge.

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

Directions

Proceed to Partridge Green along the B2116 Shermanbury Road. Upon entering the village, at the mini roundabout turn right into Littleworth and take the second turning into The Rise, where you will find the property immediately on the right. What Three Words: <https://w3w.co/dabbing.swimmer.workbook>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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

01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk



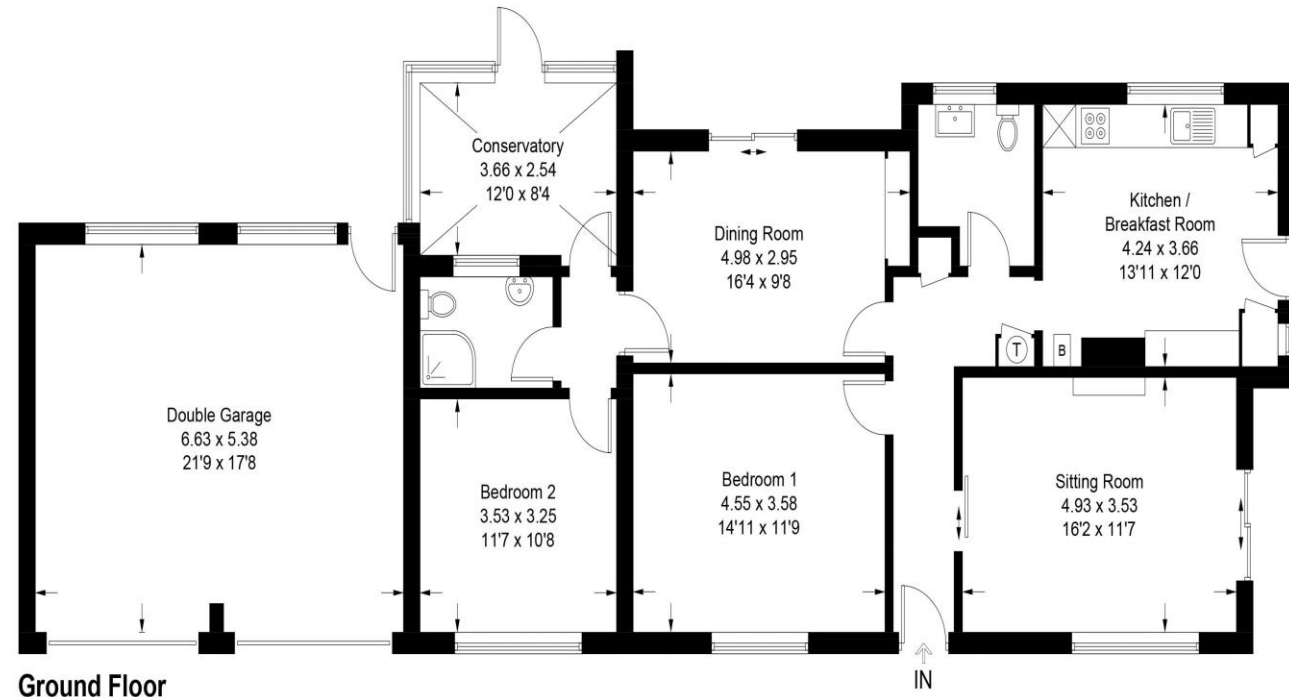
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The Rise, RH13

Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft

Double Garage = 36.0 sq m / 387 sq ft

Total = 145.5 sq m / 1566 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 2025.(ID1188113)

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