



Richmond House | Brighton Road | Shermanbury | West Sussex | RH13 8HQ

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







Richmond House | Brighton Road | Shermanbury | West Sussex | RH13 8HQ

Asking Price: £900,000 to £925,000 | Freehold



- Highly attractive four bedroom attached Edwardian property
- Situated in a secluded semi-rural location. EPC: B. COUNCIL TAX: F
- Occupying a plot of around 0.4 of an acre (0.16 HA)
- Stunning gardens with two drives, triple garaging and garden room
- Magnificent 23'7 x 18'8 reception room
- Modern kitchen, utility area. Family bathroom
- Four bedrooms all with hot and cold water, three with wash hand basins
- Bedroom four with sink unit that doubles as a wash hand basin
- Downstairs cloakroom with large shower, WC and wash hand basin
- Solar panels, highly efficient air source heat pump

### Description

An outstanding four-bedroom semi-detached Edwardian family property with stunning, well stocked gardens and two drives, proving ample parking, along with triple garaging, a workshop and detached Garden Room. Occupying a sizeable plot and totalling approximately 0.4 of an acre (0.16 HA), the property was, we understand was constructed in 1906 and refurbished in 2008. There is an interesting history having previously at one time been a polling station, Nursing Home and a Home Guard drill hall in the Second World War. The property has an attractive mixture of cream painted rendered elevations with tile hanging, under a clay tile roof with a further, more modern brick extension to the front. There are numerous interesting features including high ceilings, decorative mouldings, a large bay window and an open fireplace with art deco mahogany surround in the main reception room, and other decorative fireplaces. There are and recently installed double glazed hardwood windows handmade by a local joiner to the majority of the front elevations and period oak framed windows with secondary double glazing to the rear. There is an array of 16 solar panels on the roof of the garages, supported by a GivEnergy 9.6kWh battery, whilst heating is provided by a very efficient air source heat pump, serving radiators and underfloor heating.

A glass **Covered Porch** with outside lights and outside power points leads via a panelled door to the **Entrance Hall** that has deep skirting boards, French oak composite flooring and a contemporary radiator. Walk in understairs storage cupboard and a further understairs storage area. A pair of ornate glazed doors lead to the **Kitchen**. Large walk-in larder cupboard. A range of cream fronted units with matching hanging wall cabinets and

dresser unit. Single drainer ceramic sink with period style mixer tap, slate drainer and adjoining timber work services with matching up stands. Rangemaster range oven with extractor canopy over, integrated dishwasher, space for fridge freezer. Upright storage cupboard with radiators and heating pumps. Slate tiled floor and part tiled walls. A pair of ornate mahogany doors with cornicing leads to the superb **Reception Room** that has decorative ceiling and wall panels with moulded friezes, ornate door surrounds with brass door furniture. French oak composite floor with insulated underfloor heating, bay window with bespoke fitted double glazed timber windows. Open fireplace with stone hearth, art deco mahogany surround and mantle. Doors to the Hall and the Second Reception Room. A multipaned door leads from the kitchen to an inner **Hall/Utility Area**. Two sets of built in storage cupboards, one housing underfloor heating manifolds. Former fireplace recess, quarry tiled floor. Utility Area with timber worksurface and space for appliances under, two further large, fitted storage cupboards, one housing a Tempest hot water cylinder. Multipaned door to rear garden. **Shower** with walk-in shower cubicle, low-level WC, pedestal wash hand basin rubberised floor. A door leads from the inner hall to the **Second Reception Room** that has secondary double glazing and a cast iron spiral staircase acting as a secondary staircase to the first floor. This room could also be used as a fifth bedroom.

From the hall a return staircase with skylight leads to the **First Floor Landing** where there is a ladder leading to the insulated and partly boarded attic with windows. An inner landing has a former fireplace. The principal **Bedroom** has two double fitted wardrobe cupboards with additional storage over. Panelled door to Ensuite low level WC & fully tiled walls. The bedroom also benefits from a useful pedestal wash hand basin and towel rail/radiator. and a further towel rail. Casement Windows with secondary double glazing overlook the rear gardens. The second double **Bedroom** is a double aspect room with a decorative ceiling rose and two double glazed windows with pleasant outlook over the rear garden. Pedestal wash hand basin Former fireplace with raised grate. The third **Bedroom** is a triple aspect room again with a pedestal wash and basin, double glazed casement windows, former fireplace and the spiral staircase to the ground floor. There is a further large single fourth **Bedroom** with a ceramic sink with mixer tap adjoining worksurface with cupboards under and space for domestic appliance. The double-glazed windows overlook at the front of the property. The family **Bathroom** is fitted in a modern white suite comprising oval bath set in decorative stone surround, matching the floor



















tiles. Large walk-in fully tiled shower cubicle with period style shower fitting. Low-level WC, contemporary raised wash hand basin set in vanity unit with quartz top. Shaver point, part tiled walls and fitted cupboard. Large overhead glazed lantern.

#### Outside.

**Gardens.** To the front of the property is a pretty and well stocked front garden with various flower and shrub beds and mature trees. Including a treehouse. A wrought iron gate leads to the rear of the property, and onto the stunning west facing rear garden that has various mature flower beds. This impressive garden comprises a large number of contrasting garden styles, including a pergola walkway, raised bed parterre (dominated by a rose arch), the crazy paved “Snug”, rock garden, winter garden and patio, areas of lawn, and areas laid to pea shingle ideal for alfresco dining. Mature fruit trees and some palm trees. Directly to the rear of the property is an area laid to artificial grass with an outside sink unit with hot and cold water (for washing dogs). An air source heat pump. Outside light points and water tap. There is a sizeable, detached brick-built **Garden Room** with skylights, electric light, phone sockets and power, beyond which is a pergola and further sitting out area. **Parking and Garaging.** The property is approached by its own main driveway (over which the neighbour has vehicular access to their property) to a private carriage drive in front of the property with parking for several cars. There is a separate private drive that leads via pair of timber vehicular gates to further parking area laid to pea shingle stabilised in an extensive gravel grid, and leading to a triple **Garage Block** with electric light and power and double vehicular doors to each single garage. The garages are currently used for storage and a games room. Attached to this is a **Workshop**, whilst the roofs of the garages are used for the PV solar panels.

#### Location

The property occupies a semi-rural location, on the outskirts of Partridge Green and within the hamlet of Shermanbury. Partridge Green itself has some local shops is about 0.7 of a mile away, whereas Cowfold is approximately 2 miles to the north where there is also a small range of local shops and facilities plus access to the A272, leading to the A23 with Gatwick Airport just 20 minutes away. Henfield, with its more comprehensive range of shops and services is also about 2.5 miles







to the south. Access to the A24 dual carriageway just over 4 miles to the west, with Horsham about 8 miles north and Shoreham 11 miles to the south. The coastal city of Brighton and Hove is approximately 14 miles, whilst mainline railway stations, with fast and frequent services to London and the South Coast, can be found at Hassocks (8 miles), Burgess Hill (10.5 miles) and Haywards Heath (11 miles). Golf is available at Singing Hills, Albourne, Devil's Dyke and Pyecombe, whilst local equestrian events are available at Pyecombe, Hickstead, the South of England Showground at Ardingly and Borde Hill. There are a good selection of public and state schools in the local area.

## Information

**Property Reference:** HJB02764. **Photos & particulars prepared:** April 25 (RNT)

**Services:** Mains electricity water & drainage. Solar array on the garages, supported by a GivEnergy 9.6kWh battery. Air source heat pump with radiators and under floor heating. Former oil-fired central heating boiler remains in place but is now disconnected.

**Local Authority:** Horsham District Council **Council Tax Band:** 'F'

## Directions

From Henfield proceed on the A281 north towards Shermanbury. Just past the left hand turning towards Partridge Green (B2116) take the next drive where the property will be seen., straight ahead.

What Three Words: <https://w3w.co/raking.trickling.clearcut>

## Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Henfield**

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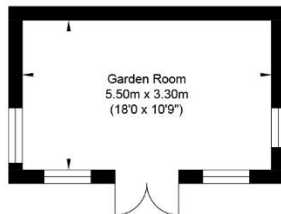
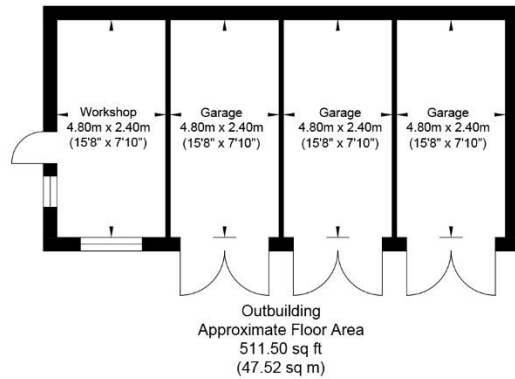
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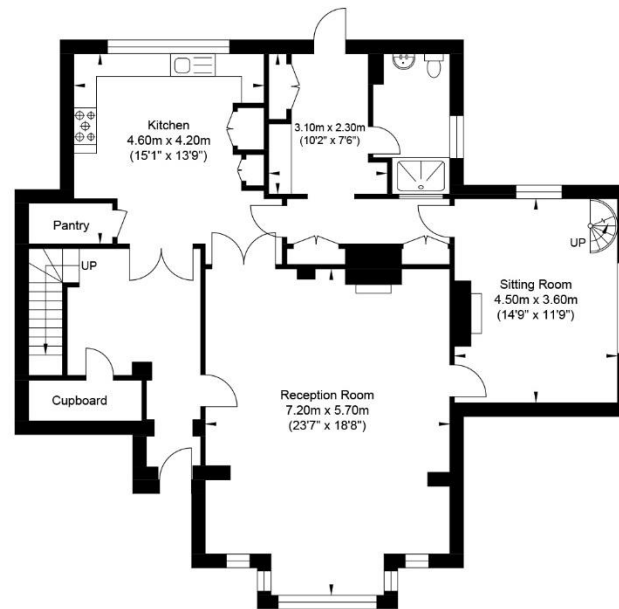




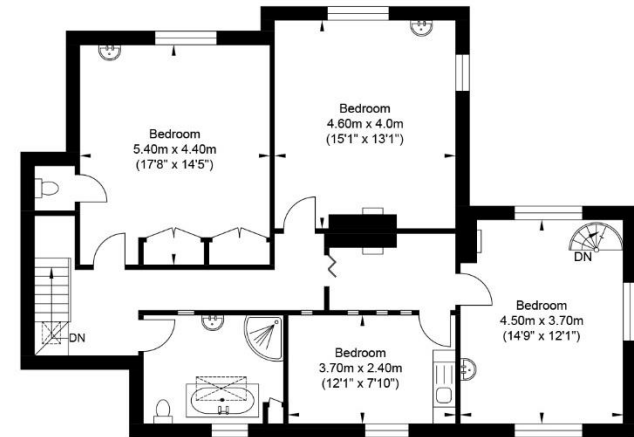
## Richmond House, Brighton Road, Shermanbury



Outbuilding  
Approximate Floor Area  
195.36 sq ft  
(18.15 sq m)



Ground Floor  
Approximate Floor Area  
1168.1 sq ft  
(108.52 sq m)



First Floor  
Approximate Floor Area  
941.30 sq ft  
(87.45 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 195.97 sq m / 2109.40 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.





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