



5 Shermanbury Grange | Brighton Road | Shermanbury | West Sussex | RH13 8HN

H.J. BURT
Chartered Surveyors : Estate Agents



5 Shermanbury Grange | Brighton Road | Shermanbury | West Sussex | RH13 8HN

Guide Range: £545,000 to £565,000 | Share of Freehold



- Superb ground floor apartment in a magnificent development
- Light and spacious, well-appointed accommodation
- Set in 56 acres of lovely communal grounds with rural views
- Three bedrooms, two ensuite bathrooms, fully fitted kitchen & utility
- Double aspect sitting room with private patio
- Garage and parking. Double glazing. Share of freehold

Description

A magnificent ground floor apartment originally built in around 2001 by Bewley Homes as part of the award-winning rural development of the former country mansion. The property is finished to an extremely high specification and set in attractive formal gardens and communal grounds totalling 56 acres with its own picturesque lake and benefits from wonderful far-reaching panoramic views over open countryside to the South Downs. This lovely apartment is considered ideal for downsizers and those requiring a second home yet has spacious and flexible accommodation of 1266 square feet that includes two bedrooms, both with ensembles, a fitted kitchen/breakfast room, separate utility, a second reception room/study/third bedroom, plus a stunning double aspect sitting room with double doors opening to a private patio. Outside, in addition to the lovely communal grounds, is a courtyard with parking and a garage with electronically operated up and over door. The apartment is decorated in neutral tones, there are double glazed windows throughout, with some rooms having plantation blinds, whilst the bathrooms have been refitted in recent years with high quality contemporary units. Heating is by way of an electric central heating system. There is no onward chain, and an internal viewing is highly recommended.

The accommodation comprises; **Communal Entrance Hall** with door to spacious **Entrance Hall** with parquet flooring and fitted storage cupboards, including one housing the electric central heating boiler. The bright and spacious double aspect Sitting Room has patio doors opening to the private patio with beautiful views. Modern fitted **Kitchen/Breakfast Room** and a separate **Utility Room**, formerly a bathroom and that could easily be converted back if so desired. Now with a butler sink and space and plumbing for a washing machine. **Bedroom One** faces south and enjoys a large en-suite along with two double and one single fitted wardrobe. The second large double **Bedroom** has a modern fitted **En-suite**

and a large in-built storage cupboard, whilst the **Study/Bedroom Three** that has fitted desk and shelving units. **Outside:** there is a private patio along with the communal gardens and grounds. The stunning gardens and grounds are laid mainly to lawns with mature planting, various trees and a lake. The grounds extend over 50 acres as the residents purchased the land to the South to maintain the stunning views over grazing land towards the South Downs. There is a **Garage** with electronically operated up and over door situated to the front of the property along with ample parking for residents and visitors.

Location

The property is situated along a drive off the Brighton Road (A281) between Horsham and Henfield, on the eastern outskirts of Partridge Green, within the hamlet of Shermanbury. Partridge Green that has some local shops is about 1 mile away, whereas Cowfold is approximately 2.5 miles to the north where there is also a small range of local shops and facilities plus access to the A272. 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 3 miles to the west, with Horsham about 8 miles north and Shoreham 9 miles to the south. The coastal city of Brighton is approximately 11 miles.

Information

Property Reference: HJB02962 **Photos & particulars prepared:** June 2025 (RNT)
Services: Mains electricity, water and drainage. Electric central heating supplemented in the kitchen by an electric panel radiator.

TENURE & SERVICE CHARGES: There are four apartments in the building with each apartment owning a quarter share of the freehold. The current annual maintenance charge is £2928 per annum for 25/26 (from 1/7/25). Remainder of a 999-year lease. The ownership of the 10 acres of formal grounds is shared by all 19 residents of Shermanbury Grange (apartments and all of the houses), whilst the ownership of the further 46 acres of fields are owned by 18 of the 19 residents, (number 5 has two shares). This is currently let out as pasture.

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

Directions

From Henfield proceed north on the A281 towards Shermanbury passing the Bull Inn, where the entrance to Shermanbury Grange will be seen after some distance on the right before the turning to Partridge Green.

What Three Words: <https://w3w.co/lighten.lengthen.faded>

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



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



Shermanbury Grange, Brighton Road, Shermanbury, RH13 8HN

All measurements are approximate and for display purposes only. Garage not shown in correct orientation/position

Total Area: 117.6 m² ... 1266 ft² - Excluding Garage (15.8 m²/171 ft²)



H.J. BURT
Chartered Surveyors : Estate Agents



rightmove
find your happy

UKLANDand
FARMS.co.uk

01273 495392 | www.hjburt.co.uk

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services