



The Clock House, 12 The Old Sussex Stud, West Sussex, RH13 8JP

Guide Price £650,000 - £700,000

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In brief...

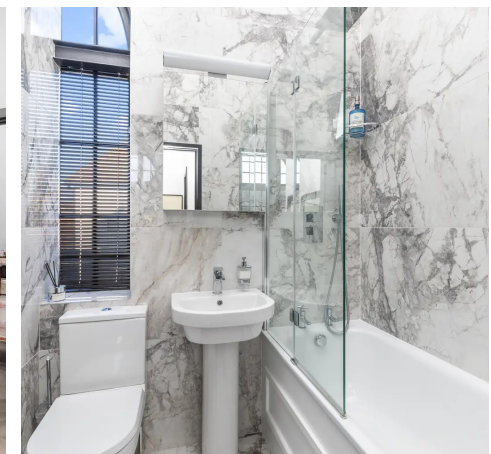
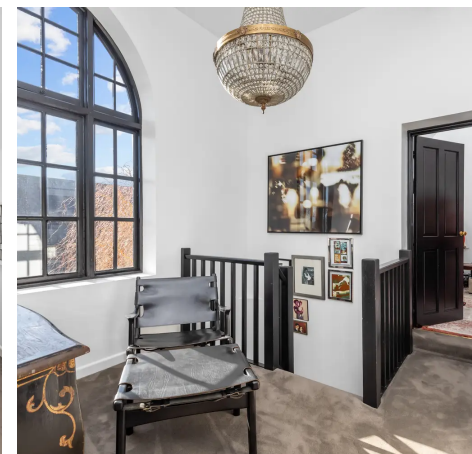
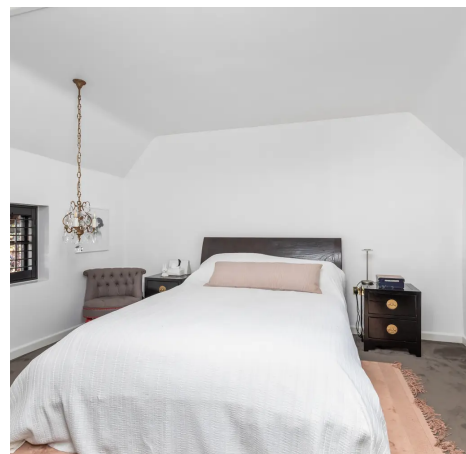
- 3 double sized bedrooms
- 2 reception rooms
- Stunning and rarely available mews house
- 2 bath/shower rooms
- Renovated to a high standard by the seller
- 2 allocated parking spaces
- Exclusive and peaceful development
- Private garden
- Close to schools, transport links, country walks and Horsham

An exceptional and truly unique 3 double bedroom, 2 reception room, 2 bath/shower room Grade II Listed mews house converted in 2002, re-modelled to a high standard by the current seller with allocated parking for 2 vehicles and private garden. The Old Sussex Stud is an attractive conversion of a range of former farm and stable buildings, providing an interesting range of character homes, which originally formed part of the National Stud from the end of WWII up to the 1970's, within striking distance of major transport links, excellent schools, stunning country walks and shopping facilities.

Council Tax band: E

Tenure: Freehold

EPC: N/A





In more detail....

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The accommodation comprises: entrance hallway, refurbished cloakroom, dining room and sitting room with striking arch window and doors to the garden. The kitchen has been refitted with a stunning selection of units, Quartz work surfaces, integrated appliances and door to front of the property. Upstairs there is a useful study/reading area and master bedroom with beautifully re-designed shower room. There are 2 further well-proportioned bedrooms and upgraded family bathroom.

Benefits include: some double glazed windows, hand-made shutters, oil central heating to radiators and underfloor heating to the sitting and dining room.

The 52' x 36' rear garden is lawned with paved patio and 2 timber framed outbuildings with power. There are 2 allocated parking spaces nearby.

Estate Charge: £70.84pcm

The location...

The property is situated close to Partridge Green which is a popular village situated south of Horsham within easy access of the Downs Link. There is a highly regarded primary school and excellent educational facilities catering for state and private sectors. The main schools are Steyning Grammar, Millais, Forrest, Collyers, BHASVIC, Christ's Hospital, Farlington and Lancing College. The village has a local Co-op with Post Office, bakery, award-winning butchers, small garage, chip shop, hairdresser, cafe and two public houses and the reputable Green Man restaurant. There are two branch surgeries for the local GP practices, a veterinary practice and village hall. The nearby park has tennis courts and a children's playground and hosts active football and cricket clubs with both adult and junior sections. The No.17 bus links Partridge Green to Horsham heading North, and Brighton heading South. Partridge Green lies between the A23 (London to Brighton) and A24 (London to Worthing) providing easy access to Gatwick, London and the South coast nearby Horsham is a historic and vibrant market town with great transport links and a thriving restaurant and cafe scene. The Carfax market offers local produce and street food every Thursday and Saturday. Horsham Park contains numerous football pitches, tennis courts, swimming complex, gymnastics centre. Horsham offers comprehensive shopping and there is a newly opened John Lewis and Waitrose. There are direct train links to London, Gatwick Airport and the South Coast. Brighton and Hove offers excellent shopping with quirky independent shops as well as all the major stores. It is a popular seaside destination and its diverse cultural, music and arts scene provides entertainment both day and night with the Brighton festival each May being a cultural highlight. Theatres, cinemas and a host of music venues cater for all tastes.





Ground Floor
Approximate Floor Area
571.56 sq ft
(53.10 sq m)

First Floor
Approximate Floor Area
609.23 sq ft
(56.60 sq m)

Approximate Gross Internal Area = 109.70 sq m / 1180.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart

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