



Corams, Oakwood, Partridge Green, West Sussex, RH13 8JQ

Offers In Excess of £400,000

**MANSELL
McTAGGART**
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In brief...

- 3 well proportioned bedrooms
- Good sized mid terraced house
- Built in 1986 by Croudace Homes
- Driveway for 2 vehicles and garage
- Private garden
- Potential to convert loft and garage
- Popular village location
- Close to schools, walks, shops and transport links

A greatly improved 3 bedroom mid terraced house, built in 1986, offering potential to enlarge with driveway for 2 vehicles, garage and private garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



In more detail...

A greatly improved 3 bedroom mid terraced house, built in 1986, offering potential to enlarge with driveway for 2 vehicles, garage and private garden. The property is situated on a popular residential development, within easy access of excellent schools, beautiful country walks, shopping facilities and major transport links.

The accommodation comprises: entrance hallway, cloakroom, sitting room with feature fire and kitchen/dining room fitted with an attractive range of units, space for appliances and double doors onto the garden. On the first floor there is access into the loft which lends itself for conversion. There are 3 bedrooms (2 doubles and 1 single) and modern bathroom.

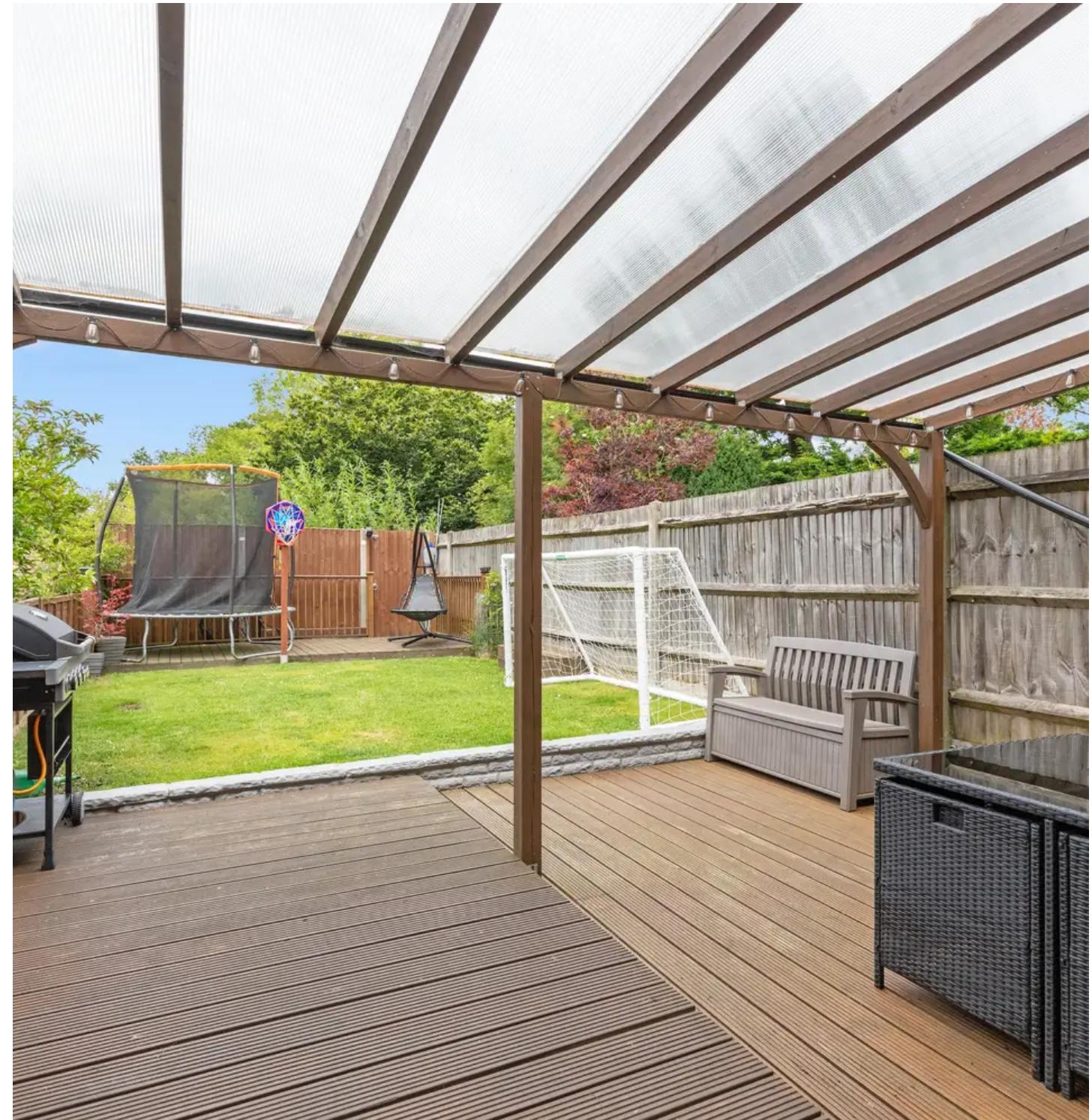
Benefits include replacement double glazed windows and electric heating.

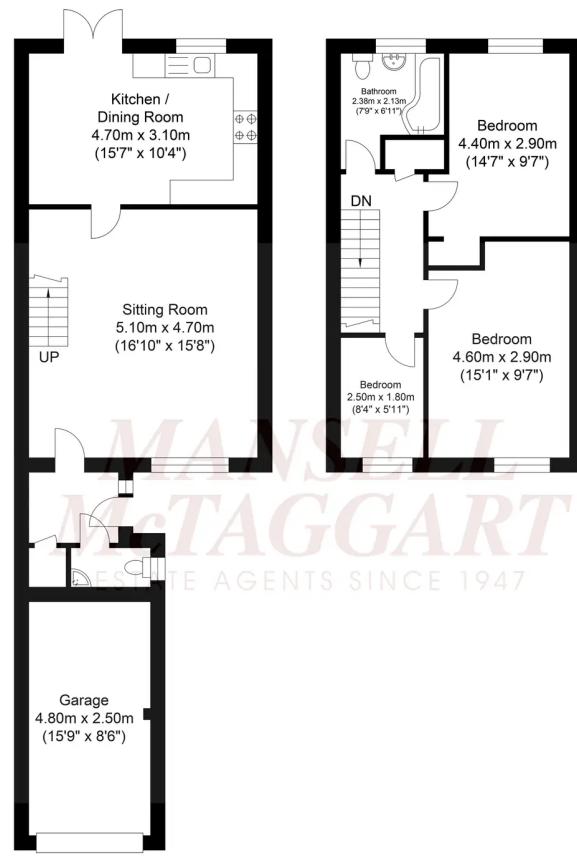
A driveway provides parking for 2 vehicles, leading to the 15'9 x 8'6 garage which offers scope to convert into further accommodation, similar to neighbouring properties. The 39' x 16' garden offers a good degree of privacy and is predominantly laid to lawn with 2 decked seating areas (one covered).



The location...

Partridge Green is a popular village situated south of Horsham within easy access of the Downs Link. Within the village, there is a highly regarded Church of England primary school and the village is in the sought-after catchment area for Steyning Grammar School. Everyday needs are catered for with a host of local shopping, including a Co-op store, Post Office, bakery, hairdressers, butchers, fish & chips and a small petrol station. Community facilities are well accommodated with a village hall, two branch GP surgeries and a veterinary practice. Partridge Green has its own active football and cricket clubs. Two highly acclaimed public houses provide a warm welcome and delicious dining. The village is home to the flagship ales of The Dark Star Brewery company and Sussex Gold Rapeseed oil – grown, pressed and bottled in Partridge Green. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable bars, restaurants and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
Approximate Floor Area
653.26 sq ft
(60.69 sq m)

First Floor
Approximate Floor Area
419.90 sq ft
(39.01 sq m)

Approximate Gross Internal Area (Including Garage) = 99.70 sq m / 1073.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart

26 Carfax, Horsham, West Sussex, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

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