



2 Littleworth Lane, Partridge Green, RH13 8JE

Guide Price **£475,000 - £500,000**

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- 4 good sized bedrooms
- 3 reception rooms
- Semi detached house of 1,788 sq ft
- Master bedroom with en suite
- Corner plot garden
- No onward chain
- Scope to improve
- Popular village location
- Close to schools, transport links, shops and country walks
- Useful attic room

A spacious and flexible 4 bedroom, 3 reception room semi detached house of 1,788 sq ft, built in the 1950s with en suite, corner plot garden and no onward chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





A spacious and flexible 4 bedroom, 3 reception room semi detached house of 1,788 sq ft, built in the 1950s with en suite, corner plot garden and no onward chain. The property is situated in this ever so popular village, close to excellent schools, major transport links, shopping facilities and country walks. The accommodation comprises: dining room with French doors onto the garden, study and sitting room. The kitchen/breakfast room is fitted with a good selection of units, useful utility room and cloakroom. On the first floor there is a master bedroom with walk-in wardrobe and en suite bathroom. There are 3 further well proportioned bedrooms and family bath/shower room. Off one of the bedrooms there is an attic/hobbies room. There is ample resident parking off Blanches Road and on street to the front of the property. The 47' x 45' corner plot garden is predominantly paved to the rear and lawned to the front.

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.





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