



Chancton View | Church Road | Partridge Green | West Sussex | RH13 8JS

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £615,000 | Freehold



- Detached 1930s family house occupying a good size plot.
- Pleasantly situated on the edge of this popular village
- Two reception rooms, three bedrooms
- Bathroom refitted in 2014. Rear lobby & outside WC
- Double glazed windows, oil central heating. UPVC fascias & downpipes
- Private drive, garage and workshop
- 120' x 40' east facing rear garden
- Scope to extend subject to the necessary consents

Description

A most attractive and highly individual detached three-bedroom family home occupying a sizable plot that includes a 120' x 40' rear garden. The property has been in the same family since it was built in 1930 and has been well-maintained over the years (including a new bathroom in 2014 and repointing, new fascias, gutters and downpipes in 2018) but now could benefit from some updating. There are numerous period features that includes open fireplaces, high skirting boards, original ceilings and picture rails, whilst the long private drive has parking for approximately five cars and leads to a brick-built garage with attached workshop. The well secluded rear garden includes a pond, further useful timber garden shed and rear gate with a permitted path for pedestrian access. There is ample room for extension, subject to the necessary consents and the property is offered with no onward chain and an internal inspection is highly recommended.

A front door leads to the **Entrance Hall** that has under stairs storage, including a deep larder type cupboard with window. The elegant **Sitting Room** has an open fireplace with ceramic tiled insert, timber surround and mantle. Bay window with UPVC double glazed windows overlooking the front of the property. The **Dining Room** has double glazed casement doors to the rear garden. The **Kitchen** is fitted with base units and matching hanging wall cabinets, with a single drainer sink top. Built in cupboard, space for fridge freezer, space for oven. **Rear Lobby** with cupboard housing oil fired boiler on programmer. Door to rear garden. **Outside WC**. From the Hall stairs lead to the **First Floor Landing** where there is a fitted storage cupboard and an access panel leading to the roof space with window. The principal **Bedroom** has built-in wardrobe cupboards and a cast iron fireplace and a bay window with UPVC double glazed windows providing a pleasant outlook over the front garden. The second double **Bedroom** has a wonderful outlook over

the long rear garden. Whilst the third **Bedroom**, a single room overlooks the front. The **Bathroom** was refitted in 2014 and comprises a white suite with panelled bath and Triton Seville shower unit over. Tiled surround. Raised circular wash hand basin on vanity unit. WC with feature period high-level cistern. Radiator, airing cupboard housing foam insulated hot water cylinder and immersion heater.

Outside there is a long private driveway with parking for around five cars leading to a brick-built **Garage** with twin vehicle doors, electric light and power. Attached to this is a long timber **Workshop** again with light and power. **The Gardens**. The front garden is laid to lawn with flower borders, enclosed by a combination of close boarded fencing and a low hedge. The superb and well secluded East facing rear garden is divided into several sections that includes an area of level lawn, a sitting out area, a pond and lightly wooded area, to the rear of which is a gated access. There is a further timber garden shed with power to the rear of the workshop along with a small timber garden store to the rear of the dining room, behind which is the oil tank. In all the plot totals around 0.18 of an acre (0.07 Ha), with the rear garden measuring approximately 120' x 40'. Outside light point, and water tap.

Location

The property is pleasantly situated with individual properties on the outskirts of Partridge Green. The area is well served by public houses with The Partridge and The Windmill both being within reach. The village has a primary school, doctors surgery, village hall, churches and local shopping facilities including convenience store with post office, butcher, baker, hairdresser, vet, as well as a recreation field. More extensive facilities can be found at Henfield, approximately 4 miles to the South-East and Steyning, approximately 6 miles to the South. The A24, approximately 2 miles to the North-West, provides dual carriageway connections with Horsham (approximately 9 miles to the North). The town offers a wide range of shops, trades and services, as well as a main line railway station (with services to Gatwick and London-Victoria) and out of town superstore shopping.

Information

Property Reference: HJB02960 **Photos & particulars prepared:** April 2024 (Robert Turner MNAEA) **Services:** Mains electricity, water & drainage. Oil central hearing. Gas is available in the area (subject to a connection charge). **Local Authority:** Horsham **Council Tax Band:** 'E'





Directions

From Partridge Green High Street proceed West to the T-Junction, turning right onto Church Road. The property will be seen on the right-hand side, before The Rosary. What Three Words: <https://w3w.co/disbanded.armed.staring>

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

 Find us @H.J.Burt

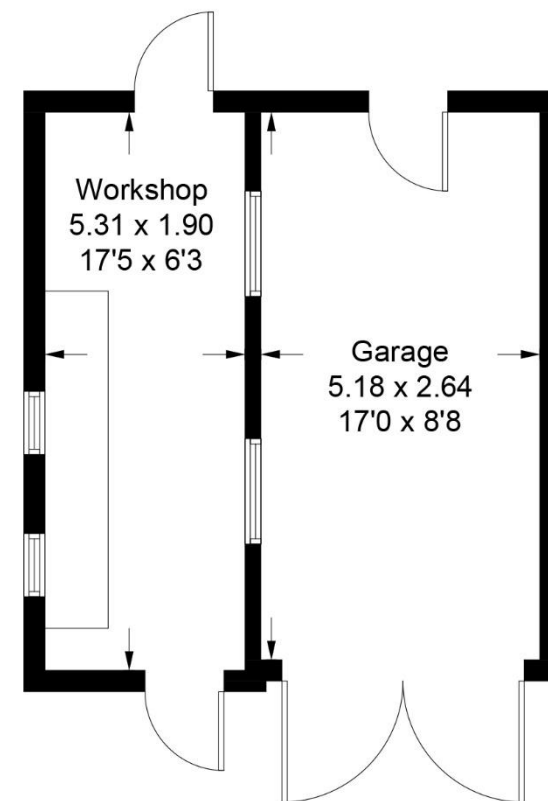
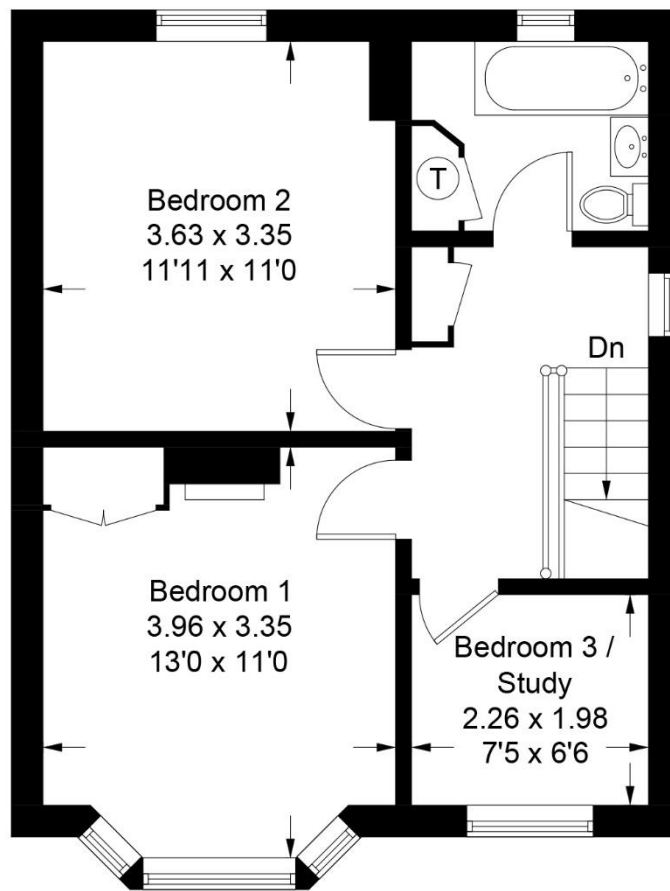
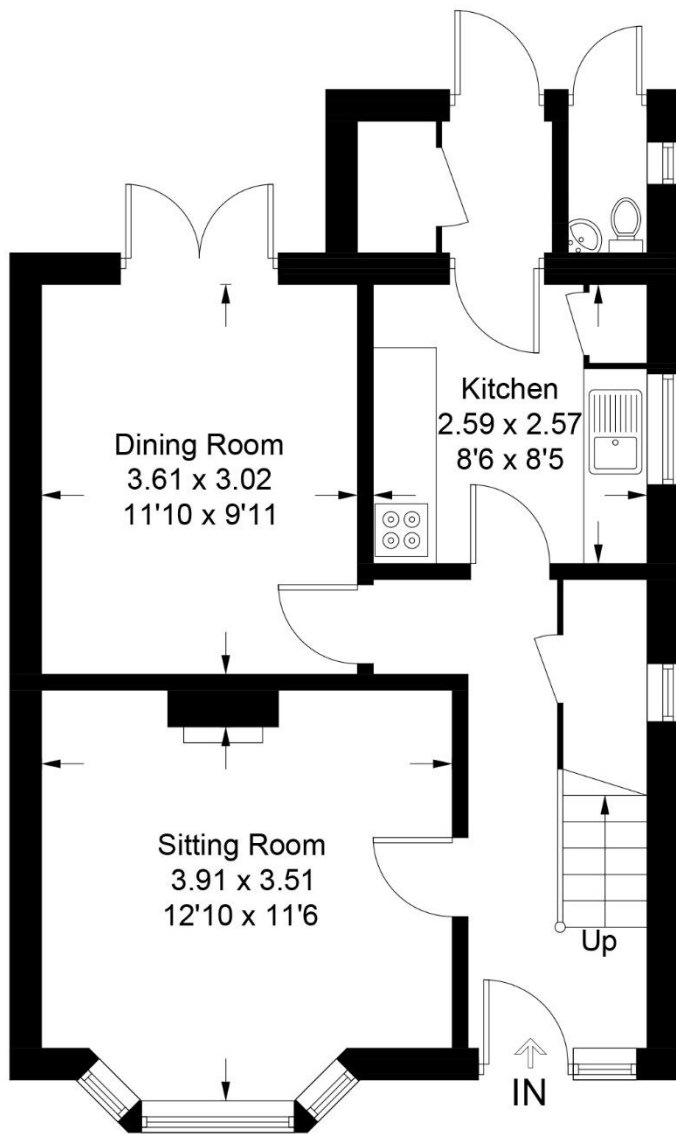


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Church Road, RH13

Approximate Gross Internal Area = 90.2 sq m / 971 sq ft
Garage & Workshop = 24.6 sq m / 265 sq ft
Total = 114.8 sq m / 1236 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2025.(ID1194122)



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