



Holly Cottage | High Street | Partridge Green | West Sussex | RH13 8ES

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess of: £480,000 | Freehold



- An attractive Detached Bright Sunny Cottage with bifold doors to the garden from the thoughtfully extended Kitchen/ Diner
- 3 Bedrooms. Downstairs WC
- Parking to the front of the Property with Electric Car Charging Point
- Double Glazing and Gas Fired Central Heating
- Fitted White Shutters to the Front Windows
- Convenient walking distance to the recreation ground, primary school and village shops

Description

A most charming period cottage built in 1906, with the ground floor being of note with two separate reception rooms located to the front of the property allowing flexibility of use. The Kitchen Diner has been extended, with Velux windows allowing light to pour in over the dining area and with the Bifold doors allowing access to the garden, giving that inside/outside feel. On the first floor are three bedrooms and a modern fitted bathroom. Outside to the front of the property there is a large block paved driveway with electric car charging point, whilst a gated access leads to the pretty rear garden, that is laid to lawn with flower and shrub borders, and to the rear of which is a white stone area providing a pathway to two garden sheds and seating areas.

Entrance Hall with glazed front door to initially tiled Entrance area in keeping with the style of the property. Understairs storage with contrasting wooden storage boxes and a separate movable storage cupboard for coats allowing easy access for movement of furniture. **Reception 2** (12'11 x 8'9) Feature open fireplace with stone hearth; built in cupboards either side. **Reception 1** (14'6 x 8'10) Feature open fireplace with stone hearth **Kitchen** (17'10 x 17'9) Attractive L shaped room with fitted kitchen with integrated fridge and freezer. Zanussi oven with hob and extractor above. Dining area by the bifold doors allowing open access to the garden. **Downstairs W.C.** inbuilt storage cupboards, small wash basin and cupboard housing Samsung washing machine. Stairs to first floor, Loft access. **Bedroom 1** (12'11 x 8'8) Large, elongated wardrobe cupboard with light. Storage Cupboard housing Valliant Gas Fired Boiler. **Bedroom 2** (14'6 x 8'1)1 Good sized Double room with feature fireplace. **Bedroom 3** (8'1 x 6'11) Single room with lovely views over the garden. **Bathroom** a good sized, newly tiled, room with roll top double ended bath,

separate corner shower cubicle, vanity unit inset wash basin, wc, feature radiator towel rail, cupboard with shelves above.

Outside. To the front of the property is a block paved drive with car charging point. There is gated side access to the pretty rear garden, that is laid to lawn with flower beds either side, plus seating areas for al fresco dining and two timber garden sheds.

Location

The property is situated close to the recreation ground, whilst being only five minutes' walk from the village High Street. The village has a primary school, veterinary practice, village hall, churches, public house and local shopping facilities including extended opening hours convenience store with post office, butcher, baker, hairdresser, 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: HJB03179

Photos & particulars prepared: July 2025 (DZ)

Services: All main services

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

Directions

From the B281, turn left on the B2116 to Partridge Green village where the property will be seen on the right just after the recreation ground.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

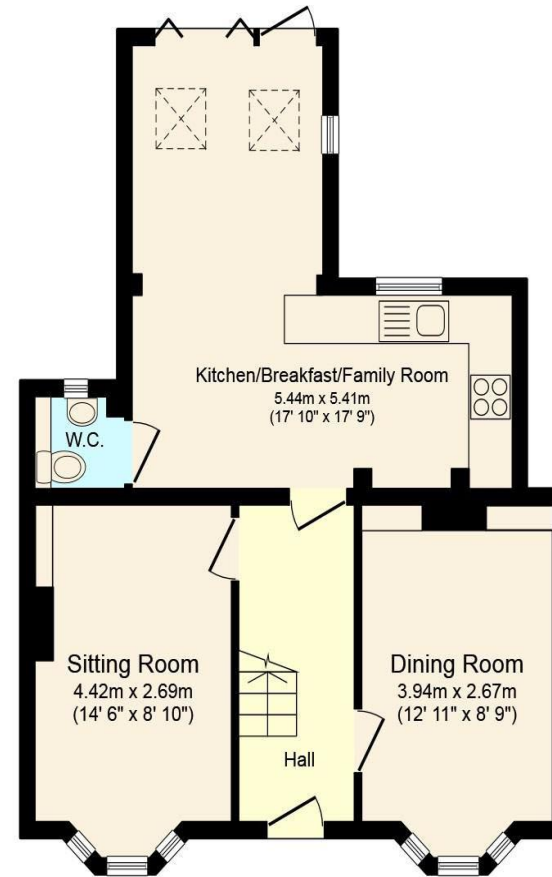
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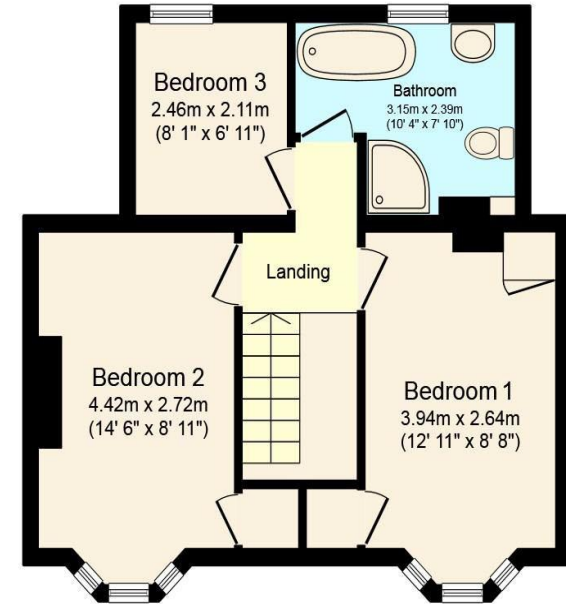


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Ground Floor

Floor area 68.9 sq.m. (742 sq.ft.) approx



First Floor

Floor area 42.9 sq.m. (462 sq.ft.) approx

Total floor area 111.8 sq.m. (1,203 sq.ft.) approx
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