



# 11 Hunters Mead

Partridge Green, Horsham, West Sussex, RH13 8HS  
Guide Price £365,000 Freehold



# COURTNEY GREEN

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# 11 Hunters Mead, Partridge Green, Horsham, West Sussex, RH13 8HS

A recently refurbished and well proportioned three bedroom end of terrace house, located in a small cul-de-sac in the centre of Partridge Green village. The accommodation in brief comprises an entrance porch, a downstairs cloakroom, an internal entrance hall, a fitted kitchen with integrated appliances, a spacious sitting room, and a conservatory making up the ground floor. On the first floor there are three double bedrooms, and a recently fitted luxury bathroom suite. Outside, to the front is a block paved driveway providing off road parking, and to the rear is a low maintenance garden where there is also a brick built store room, which could be converted into a work from home space. Partridge Green is a popular village approximately 9 miles south of Horsham. Within the thriving village there are local shops, including a convenience store with post office, butchers, bakers, fish and chip shop, pet shop and hairdressers, together with the junior school, churches, doctors' surgeries, veterinary surgery, public houses and a regular bus service to Horsham and Brighton. The village is within the catchment for Steyning Grammar School and also offers excellent communication links to Worthing, Brighton, Horsham and the surrounding areas via the A24, A281 and A272. Offered to the market with no onward chain.

The accommodation comprises:

## Entrance Porch & Cloakroom

The property opens into an entrance porch with a door leading to a downstairs WC, fitted with a low-level WC with dual flush, a wash hand basin with mixer tap, lighting, and an extractor fan.

## Entrance Hall

A welcoming entrance hall, featuring a cupboard housing the electricity fuse board and meter, a radiator, and an under-stairs storage cupboard. Doors lead to the kitchen and sitting room, with stairs rising to the first-floor landing.

## Kitchen

The kitchen is well-appointed with a range of eye and base level cabinets and drawers, complemented by contrasting worktops over. Integrated appliances include a high-level Neff electric oven with Neff microwave above, a four-burner gas hob with concealed extractor, an integrated Neff washing machine, and a low-level fridge and freezer. Additional features include carousel corner cupboards, a stainless steel sink with mixer tap, a front-aspect window, a side-aspect window, a fitted bench seat, and a vertical radiator.

## Sitting Room

A bright and spacious sitting room featuring a fitted media wall with bespoke cabinetry, a radiator, and a rear-aspect window overlooking the conservatory. French doors open directly into the conservatory.

## Conservatory

A versatile additional living space with a radiator, part brick walls, power points, and sliding doors opening onto the rear garden.

Stairs rise to the **First-Floor Landing**, where doors provide access to all bedrooms. The landing also has spotlighting and a loft hatch giving access to the loft space.

## Bedroom 1

A generous principal bedroom with a rear-aspect window, radiator, spotlighting, and fitted wardrobe.

## Bedroom 2

A further double bedroom with a front-aspect window and radiator.

## Bedroom 3

A third double bedroom with a rear-aspect window and radiator.

## Shower Room

A recently fitted, high-specification shower room comprising an oversized walk-in shower with rainfall showerhead and wall mounted shower attachment, vanity wash hand basin with mixer tap, and a low-level WC with dual flush. Additional features include an obscure front-aspect window, spotlighting, extractor fan, and heated towel radiator.

## Outside

To the front, there is a recently laid block-paved driveway providing off-road parking.

To the rear, there is a low maintenance garden which is paved and has a side access gate, and a brick built store room with power and lighting, which could be converted into a work from home space.

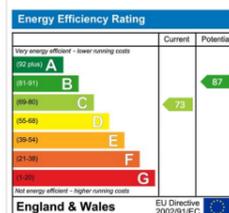
**Council Tax Band** C

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Approximate total area<sup>m</sup>

820 ft<sup>2</sup>  
76.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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