



13 | Finches Close | Partridge Green | West Sussex |

**H.J. BURT**  
Chartered Surveyors : Estate Agents



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Asking Price: £550,000 | Freehold



- Extremely well presented, semi-detached four-bedroom house
- Extended and significantly improved by the current owners
- Superb ground floor accommodation including lovely Kitchen/Diner
- Sitting Room, Family/Music Room, Utility & Cloakroom
- Four good sized bedrooms. Modern bathroom.
- Gas central heating, double glazing
- Pretty gardens. Semi-detached Car Barn with workshop.

### Description

A beautifully presented neo-Georgian style semi-detached home, thoughtfully extended and significantly enhanced in recent years to offer generous and versatile living space. This elegant four-bedroom residence boasts a superb open-plan kitchen and dining area, complete with a separate utility room, perfect for modern family living. In addition to a welcoming sitting room, the home features a spacious second reception room currently used as a music and family room, ideal for a variety of uses. Upstairs, you'll find four well-proportioned bedrooms and a stylish, contemporary bathroom. Outside, the property enjoys a charming rear garden and a large semi-detached car barn with a useful workshop space to the rear. Additional features include a modern gas central heating system, double-glazed windows throughout, and a convenient ground floor cloakroom

A composite front door to **Entrance Lobby** with windows either side leads via a panelled front door to the **Entrance Hall**. With solid oak flooring. under stairs storage cupboard and a further cloaks cupboard. **Cloakroom** with low-level WC small wash handbasin with splashback, tiled floor, combined radiator/towel rail. Double glazed window with obscured glass. The **Sitting Room** has a feature imitation fireplace with slate style hearth. A double-glazed bay window overlooks the front. The extended **Family/Music Room** also has oak flooring and a bay window with a pleasant outlook over the rear garden. Velux windows. The superb **Kitchen/Dining room** is fitted a range of modern painted oak fronted units with walnut workshops with matching upstands and hanging wall cabinets. Further matching upright cupboards and island with cupboards under. One and a half bowl stainless steel sink top with monochrome tap and tiled splashback, tiled floor. Kensington range style oven with Belling extractor and steel splashback. Space and plumbing for American style fridge freezer. Double glazed doors to the rear garden., Velux windows. The **Utility** has modern base units with single stainless steel sink top and

monochrome tap, extractor fan, tiled floor and space & plumbing for washing machine. Panelled double glazed door leads to the side access.

From the entrance hall a return staircase with double glazed window leads to the **First Floor Landing**. Access panel to insulated and boarded roof space, with gas combination boiler. Airing cupboard with radiator and slatted shelving. There are four good sized bedrooms on this floor including a double principal **Bedroom** with exposed timber flooring, built-in double wardrobe. Double glazed windows provide a pleasant outlook in the front, including glimpses of the South Downs. The second double **Bedroom** has a painted timber floor, built-in wardrobe and again glimpses of the South Downs. The third double **Bedroom** overlooks the rear garden, as does the fourth Bedroom, that also has a built-in wardrobe cupboard and exposed timber flooring. The modern **Bathroom** is fitted in a white suite comprising P shaped bath with deluge head shower over and an additional hand shower. Low-level WC wash handbasin set in a drawer unit, mainly large format tiled walls, tiled floors. Modern heated towel rail, double glazed window with obscured glass, extractor fan.

**Outside.** The property occupies an elevated position with a front garden laid to areas of lawn and rockery, mature shrubs. A paved area with outside water taps leads via a gate to the pretty rear garden that has a shaped, paved patio area, feature fishpond with water feature, an area of level lawn with flower and shrub beds, including apple tree. Circular stepping stones lead to the rear of the garden via a rustic arch, where there is a compost area, aluminium framed greenhouse and timber garden shed. **Parking.** A shared driveway leads to a semi-detached **Car Barn** (shared with the neighbouring property) with light and power and lockable workshop to the rear also with light and power. Allocated parking space to the front.

### Location

The property is situated in a close of similar modern properties within easy reach of the village High Street and countryside walks. The village itself has a veterinary practice, village hall, churches, public house, Jolesfield C of E Primary School and local shopping facilities, including an 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: HJB03241

Photos & particulars prepared: October 2025 (Robert Turner MNAEA)

Services: All main services

Local Authority: Horsham District Council Council Tax Band: 'D'

### Directions

Proceed to Partridge Green on the Shermanbury Road (B2116) passing the recreation Ground and roundabout, and taking the left hand turning into South Street. At the end of the road turn left and left again into Finches Close, go past a few houses on the left and the property will be found in an elevated position in front of you. What Three Words: <https://w3w.co/flats.lecturers.moons>

### 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](http://www.hjburt.co.uk) | [henfield@hjburt.co.uk](mailto:henfield@hjburt.co.uk)

 Find us @H.J.Burt



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## Finches Close



Approximate Gross Internal Area (Excluding Garage) = 127.11 sq m / 1368.19 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.