



3 Diamond Cottages | Littleworth Lane | Nr Partridge Green | West Sussex | RH13 8JX

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



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Asking Price: £399,950 | Freehold

- Picturesque two-bedroom terraced cottage
- Situated in semi-rural hamlet just under a mile from Partridge Green
- Lovely west facing garden backing onto open countryside
- Beautifully refurbished yet retaining period charm and features
- Two reception rooms, modern bathroom & kitchen
- Double glazed windows and gas central heating

### Description

A charming, terraced cottage situated within the rural hamlet of Littleworth just under a mile of the larger village of Partridge Green. Originally constructed around 1880, the property has retained many character features over the years. There is a lovely small cottage front garden with a brick pathway leading to the front door. The large windows allow plenty of natural light into the cottage. The sitting room has an open fireplace and leads into the dining room that has views via a large picture window to the garden. There is a feature exposed brick wall to the rear of the stairs leading up to the bedrooms. The galley kitchen has been refitted with white Howdens wooden cupboards with timber effect worksurfaces and integrated appliances and provides access to the rear garden. The bathroom is to the rear of the cottage and is fitted with a white suite with a shower over the bath. On the first floor there are two double bedrooms, the main bedroom has views over the countryside to the front and a feature fireplace (not used), whilst the second bedroom overlooks the rear garden. Outside the pretty west facing rear garden is well established with fabulous views over local paddocks behind. The garden is mostly laid to lawn with borders and a highly productive apple tree and a feature former well pump. The property is located on a quiet rural road with on road parking to the front of the cottage. There is the possibility of a small parking space to the front subject to any necessary consents to drop the kerb. An internal inspection of this delightful cottage is highly recommended.

A panelled hardwood front door leads to the sitting room with timber flooring and a feature open fireplace with timber surround and mantle, decorative tiled insert and a hearth. The sitting room opens through to the dining room, again with timber flooring, sealed decorative fireplace, understairs storage, one wall in exposed brick and a large picture window overlooking the garden. A part glazed door leads to the Kitchen, that is fitted in a range of modern white painted Howdens units with timber effect worksurfaces

and matching hanging wall cabinets, plus an upright storage cupboard, coloured glass splashbacks. One and a half bowl stainless steel sink top with period style mixer tap. Integrated refrigerator, Hotpoint double oven and halogen hob with brushed steel extractor over. Terracotta tiled floor. To the rear of the kitchen is a lobby/utility with space and plumbing for washing machine and a composite stable door leads to outside. Access panel to roof space. The bathroom is fitted in a white Twyford suite with period style fittings comprising panelled bath with hand shower attachment pedestal wash basin and low-level WC. Part tiled walls and stone tiled floor. Period style radiator with combined towel rail. Staircase leads from the dining room to the first-floor landing with overstairs storage cupboard. The principal bedroom has a decorative cast iron fireplace and a double-glazed window with rural views. The second bedroom also has double glazed window with a pleasant outlook over the rear garden and the countryside beyond.

Outside: Pretty front garden brick paved with mature flower bed. The delightful west facing rear garden has a sheltered brick patio area with outside tap. Stepping stones interspersed by slate chippings lead to an area of lawn with a further paved sitting out area, well stocked beds with mature shrubs and trees including a productive apple tree. Timber garden shed with power. There is another area to the rear of the garden that backs onto open countryside with feature pump for a former well and a gated access via the neighbouring garden.



View from rear of the garden





## Location

Littleworth is effectively a hamlet with the Windmill Pub at its centre. The hamlet is in easy reach of the larger village of Partridge Green which is only one mile distant. The village centre has a veterinary practice, a Co-op store, an excellent family run butchers, hairdressing salon, bakers, local garage, pubs and Jolesfield C Of E Primary School. The larger village of Henfield is approximately 3.5 miles distant, whilst the old market town of Horsham, with an extensive range of shops, recreational and other facilities including mainline train station to London Victoria (approx. 55 minutes) is within 8 miles.

## Information

Property Reference: HJB02937 Photos & particulars prepared: Aug 2024 (RNT)

Services: All main services

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

## Directions

Upon entering Partridge Green from Shermanbury, at the mini roundabout, take the north exit into Littleworth Lane. Follow the lane for just under a mile where the property will be seen on the left, just past Mill Lane. What Three Words: <https://w3w.co/hindered.emerge.emperor>

## Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Henfield

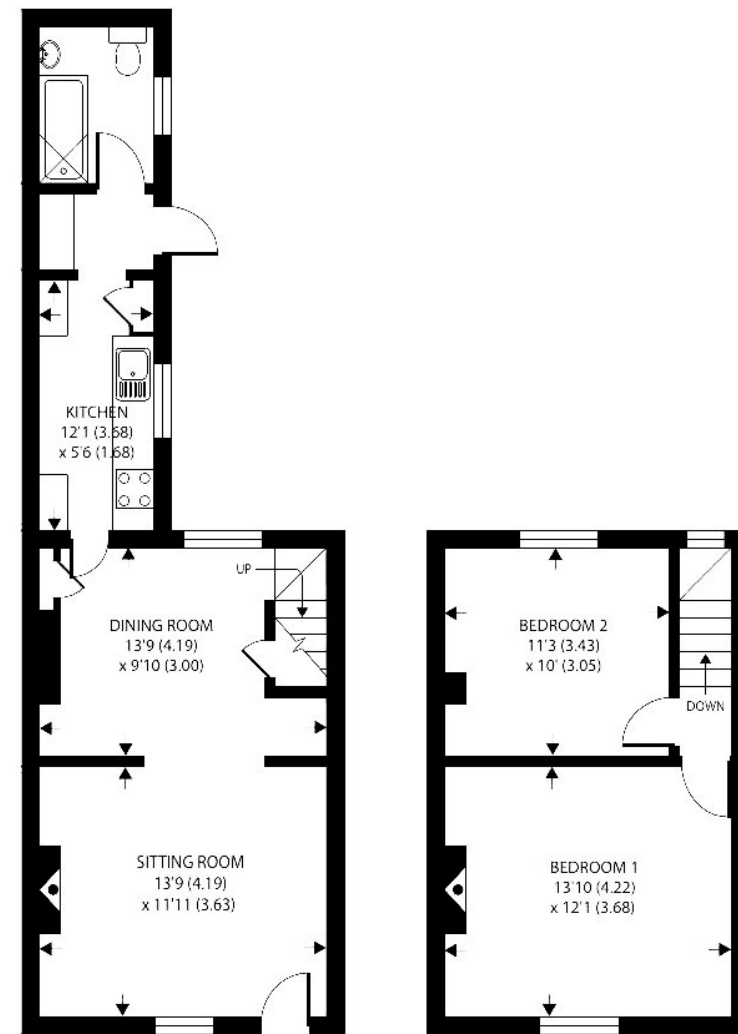
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**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



GROUND FLOOR

FIRST FLOOR

Approximate Area = 759 sq ft / 70.5 sq m  
For identification only - Not to scale



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