



Woodlawn Surgery, 2 Woodlawn | High Street | Partridge Green | West Sussex | RH13 8HR

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



2 Woodlawn | High Street | Partridge Green | West Sussex | RH13 8HR

Asking price: £225,000 | Leasehold



- Recently converted two-bedroom ground floor flat
- Situated in the heart of the High Street
- Newly fitted kitchen and shower room
- Sitting Room, two double bedrooms
- Five parking spaces
- Double glazed windows, electric heating
- Courtyard garden and further communal gardens
- No onward chain

### Description

A spacious and completely refurbished two-bedroom ground floor flat, with the added benefit of a small courtyard garden, additional communal garden and five allocated parking spaces. The property was originally the local doctor's surgery and has been transformed into a lovely flat over the last year or so and is considered ideal for first time buyers or downsizers. There are two good sized bedrooms, a contemporary fitted shower room and a modern fitted kitchen, double glazed windows and electric heating throughout. There is no onward chain, and an inspection is highly recommended.

An original panelled front door with entry phone systems leads to an elegant communal entrance hall with a tiled floor and dado rail. A private panelled front door leads to the hall. The sitting room that has a newly fitted carpet and a former fireplace recess and a glazed door leading to the rear. The second bedroom has a newly fitted carpet, electric heater and a double-glazed window that overlooks the rear of the property. The main bedroom also has a newly fitted carpet, bay window with double glazing, picture rail, electric convector heater and a double-glazed window overlooking the front. The newly fitted contemporary kitchen has white fronted units with granite effect worktops and upstands with matching hanging wall cabinets. Single drainer sink top with monobloc tap, instant hot water heater, electric panel radiator, and new vinyl floor covering. Lamona oven and halogen hob with extractor over, spaces for further domestic appliances. The shower room has a quad shower with Monza electric shower unit and pvc shower wall panel. Wash hand basin set in vanity unit, low level WC and part pvc panelled walls. Electric heated towel rail, extractor fan, new vinyl floor covering, instant hot water heater.

Outside. To the rear of the property is an enclosed private courtyard garden with space for a small table and chairs. This leads via a gated access to an area of communal garden and on to the parking area, where there are five spaces allocated to this flat.

### Location

The property is right in the heart of the village High Street. The village itself has a veterinary practice, village hall, churches, public houses and local shopping facilities, including an extended opening hours convenience store with post office, butcher, baker, hairdresser, Jolesfield C of E Primary School, 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.



Parking area to the rear





## Information

Property Reference: HJB03167 June 2025 (Robert Turner MNAEA)

Services: Lease terms: Remainder of 125 years lease from 25/12/1988 (circa 88 years left). Maintenance charges: £1200 per annum, payable quarterly. No ground rent. Managing Agents: Cairnrent Ltd. cairnrentltd@yahoo.com

Local Authority: Horsham District Council. Council Tax Band: TBA

## Directions

What Tree Words: <https://w3w.co/drivers.cookbooks.performs>

## 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)

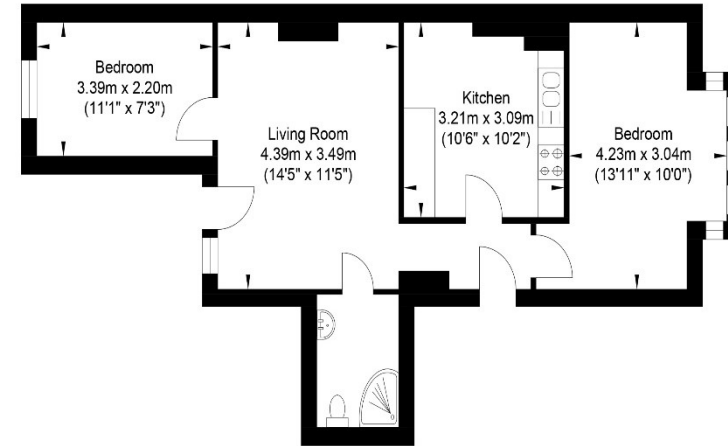
 Find us @H.J.Burt



**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.



## High Street



Ground Floor  
Approximate Floor Area  
566.93 sq ft  
(52.67 sq m)



Approximate Gross Internal Area = 52.67 sq m / 566.93 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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

 onTheMarket.com

 rightmove  
find your happy

 UKLANDand  
FARMS.co.uk

01273 495392 | [www.hjburt.co.uk](http://www.hjburt.co.uk)