



**The Rise,
Partridge Green, RH13 8JD**

**Asking Price
£475,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

THE LOCATION

The property is located towards the end of a cul-de-sac, within the friendly and sought-after village of Partridge Green, set approximately 9 miles to the south of Horsham. The village offers a range of shops and facilities, including a Co-Op convenience store, as well as two popular pubs, The Partridge & The Green Man, that are both within easy walking distance. The village is also on a bus route (no 17), that connects Partridge Green to neighbouring villages, including Cowfold & Henfield, but also to both Brighton & Horsham town centres.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers good-sized accommodation, arranged across two floors, featuring a spacious entrance hall that provides direct access to all the ground floor rooms. To the front, there is a generous living room, complete with a feature fireplace and a large double-glazed window. This is flanked by a double bedroom positioned on the opposite side of the hall. To the rear, there is a good-sized kitchen/diner, incorporating a modern range of units and space for a table and chairs. In addition, there is a further reception room, or occasional bedroom, which leads into a double-glazed conservatory, with attractive views over the garden. The ground floor also offers a modern white bathroom suite.

Stairs lead to a first-floor double bedroom, offering fitted wardrobes, access to eaves storage and an en suite toilet, comprising a wc and wash hand basin.

GARDENS & PARKING

The property benefits from driveway parking to the front of the property, along with a low-level retaining wall and area of lawned garden. The driveway leads to a detached garage with an up-and-over door. To the rear of the garage, there is an additional brick-built room, currently used as a utility room, which could be adapted to be used as a study or for an alternative purpose. It is fitted with a range of base-level units, including a recessed sink and space and plumbing for a washing machine. The rear garden is a lovely feature of the property, enjoying a sunny west-facing aspect and a good degree of seclusion. A paved patio leads to an area of lawn, complemented by both flower and shrub borders, and enclosed by a combination of mature hedging and fencing, along with gated side access.





Buses

2 minute walk



Shops

Co-op Food
6 minute walk



Trains

Horsham
9.1 miles



Airport

Gatwick
19.3 miles



Roads

M23
11.8 miles



Sport & Leisures

Henfield Leisure Centre
3.8 miles



Rental Income

£tbc pcm



Schools

Jolesfield CofE Primary
Steyning Grammar



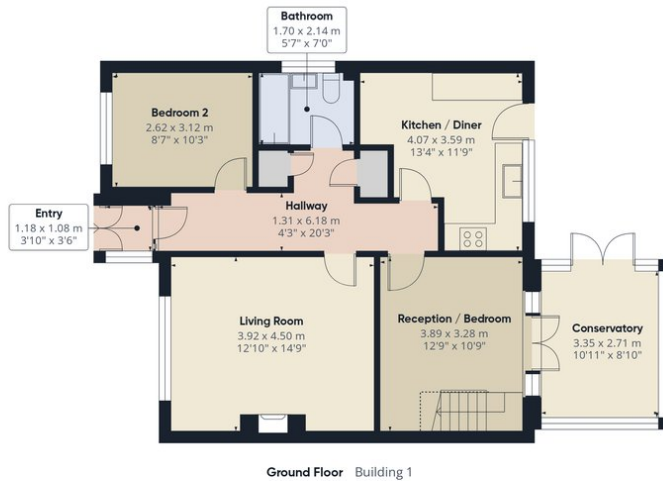
Fibre Broadband

Up to 150 Mbps

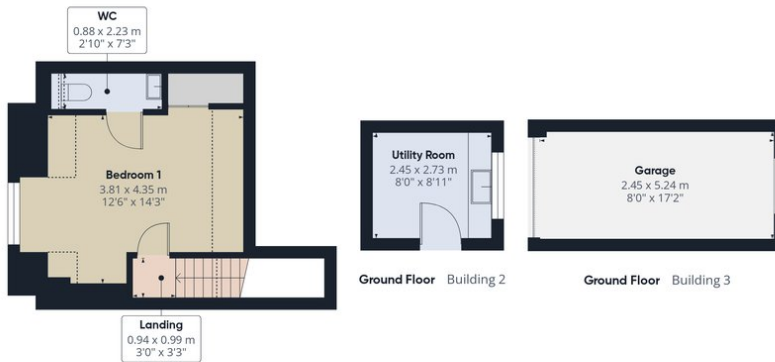


Council Tax

Band D



Ground Floor Building 1



Floor 1 Building 1

Approximate total area^m
 115.7 m²
 1245 ft²

Reduced headroom
 4.7 m²
 51 ft²

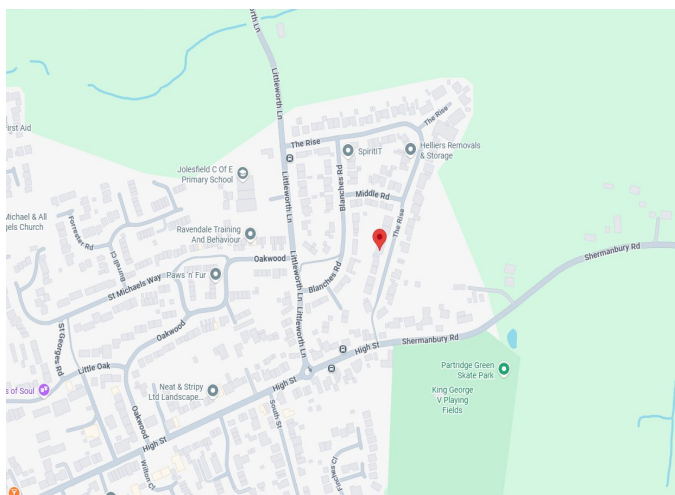
(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 1.5 m/5 ft

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

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.