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

**Asking Price**  
**£475,000**

**01403 272022**  
**[brocktaylor.co.uk](http://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**

£1,800 pcm



**Schools**

Jolesfield CofE Primary  
Steyning Grammar



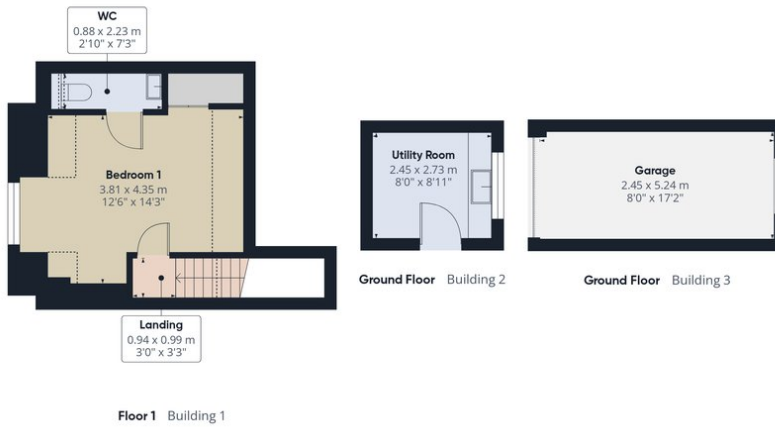
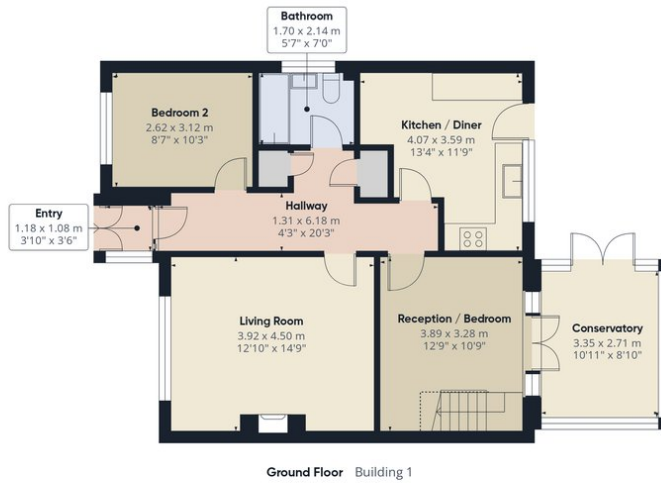
**Fibre Broadband**

Up to 150 Mbps



**Council Tax**

Band D



Approximate total area<sup>®</sup>  
115.7 m<sup>2</sup>  
1245 ft<sup>2</sup>

Reduced headroom  
4.7 m<sup>2</sup>  
51 ft<sup>2</sup>

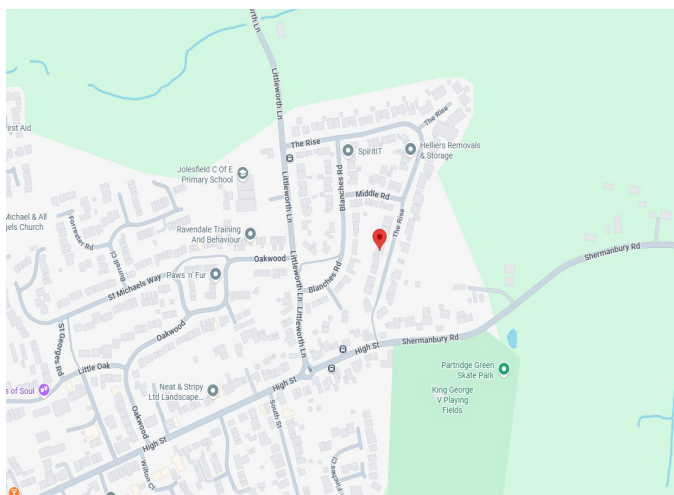
(1) Excluding balconies and terraces

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

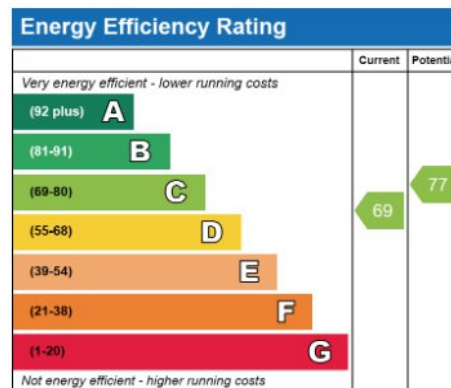
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Map Location



### EPC Rating



Viewing arrangements by appointment through Brock Taylor

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