



**Church Lane  
Partridge Green, RH13 8JW**

**Offers Over  
£475,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

## Church Lane, Partridge Green, RH13 8JW



### THE LOCATION

The property is set within a small cul-de-sac, in the popular village of Partridge Green, and only a few minutes walk from the village centre, with a Co-Op convenience store, Doctors surgery, Butchers and The Partridge Pub. The village is connected by buses to neighbouring villages, including Henfield and Cowfold and in turn Brighton & Horsham town centres. Horsham offers a wide selection of bars, restaurants, coffee shops, and an excellent selection of shopping facilities, including John Lewis. The town also offers an Everyman Cinema, The Horsham Capitol Theatre, with a wide selection of shows and performers and Horsham station provides a direct service to London Victoria (55 mins).

### ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers spacious accommodation, primarily arranged around a central hallway, with a large loft space that offers excellent potential for conversion (STPP). To the rear of the bungalow is a spacious living room, with a feature fireplace and defined eating and seating areas. This leads to an additional sun lounge, extending to 26', overlooking the garden, that also

provides access to both a utility room and the garage. The kitchen offers a good range of floor and wall mounted units, integrated appliances and ample work surfaces. There are also two double bedrooms, an en suite shower room and a family bathroom.

### DRIVEWAY & GARDENS

The property is set on a secluded plot, with a sunny South facing rear garden. To the front of the property there is an enclosed area with mature flower and shrub borders, providing a high level of seclusion, and a well-tended area of lawn. To the side of the property there is gated side access, with a wide storage area, that could easily house a good-sized shed, bin storage or bike store. The rear garden is enclosed, offering a sunny southern aspect, a large paved patio, an adjacent lawned area, mature flower and shrub borders, and external lighting. For parking, there is a private driveway to the side of the property that provides off street parking for multiple vehicles and leads to an adjacent garage, with power, lighting and connecting door to the sun lounge.





**Buses**

12 minute walk



**Shops**

Co-op Food  
8 minute walk



**Trains**

Horsham – 9.1 miles  
Christ's Hospital – 9.3 miles



**Airport**

Gatwick  
20 miles



**Roads**

M23  
12.4 miles



**Sport & Leisure**

Henfield Leisure Centre  
4.1 miles  
Steyning Leisure Centre  
5.4 miles



**Rental Income**

£1,400 pcm



**Schools**

Jolesfield CofE Primary  
Steyning Grammar  
School



**Broadband**

Up to 65 Mbps



**Council Tax**

Band E

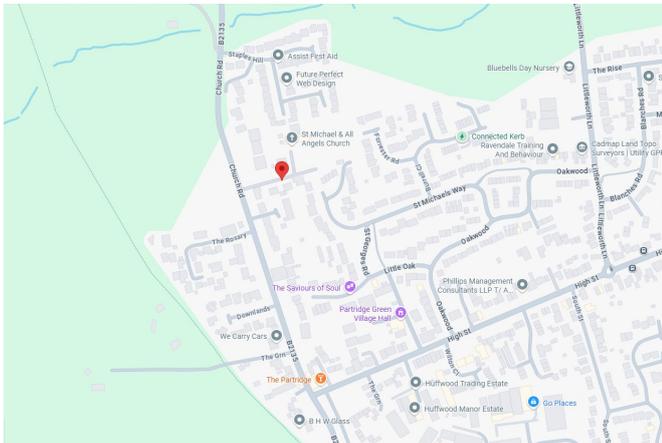


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**1,414 sq ft / 131 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 not 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.

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