



40 South Street  
Partridge Green, Horsham, West Sussex, RH13 8EL  
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**Alex Harvey**  
A passion for property

# 40 South Street

A well-presented three-bedroom family home, situated on a mature plot with driveway parking. Conveniently located close to local amenities and within a short drive from Horsham town and mainline railway station.

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- LANDSCAPED REAR GARDEN
- DRIVEWAY PARKING
- CONVENIENT VILLAGE LOCATION



This fabulously located semi-detached extended home offers versatile accommodation arranged over two floors with the benefit of driveway parking.

The welcoming hallway leads to the ground floor living space including family room/study, sitting/dining room, downstairs cloakroom and kitchen. The family room, to the front of the property, is currently being used as a study, ideal for those working from home. The dual aspect sitting/dining room is a lovely bright space with sliding doors leading into the rear garden. The kitchen is a particular feature of this home, fitted with dark grey shaker-style units with contrasting wood-effect worktops. Appliances include a range-style cooker with extractor over, washing machine and integrated dishwasher and fridge/freezer.

The central stairwell leads to the first-floor landing with airing cupboard, three double bedrooms and bathroom. Bedroom one has the benefit of built-in wardrobes. The modern, tiled bathroom has been fitted with a contemporary white suite comprising a panelled, double ended bath, w.c./basin unit with worktop and storage, walk-in shower cubicle and finished with a chrome-effect heated towel rail and sizable mirror with feature lighting.

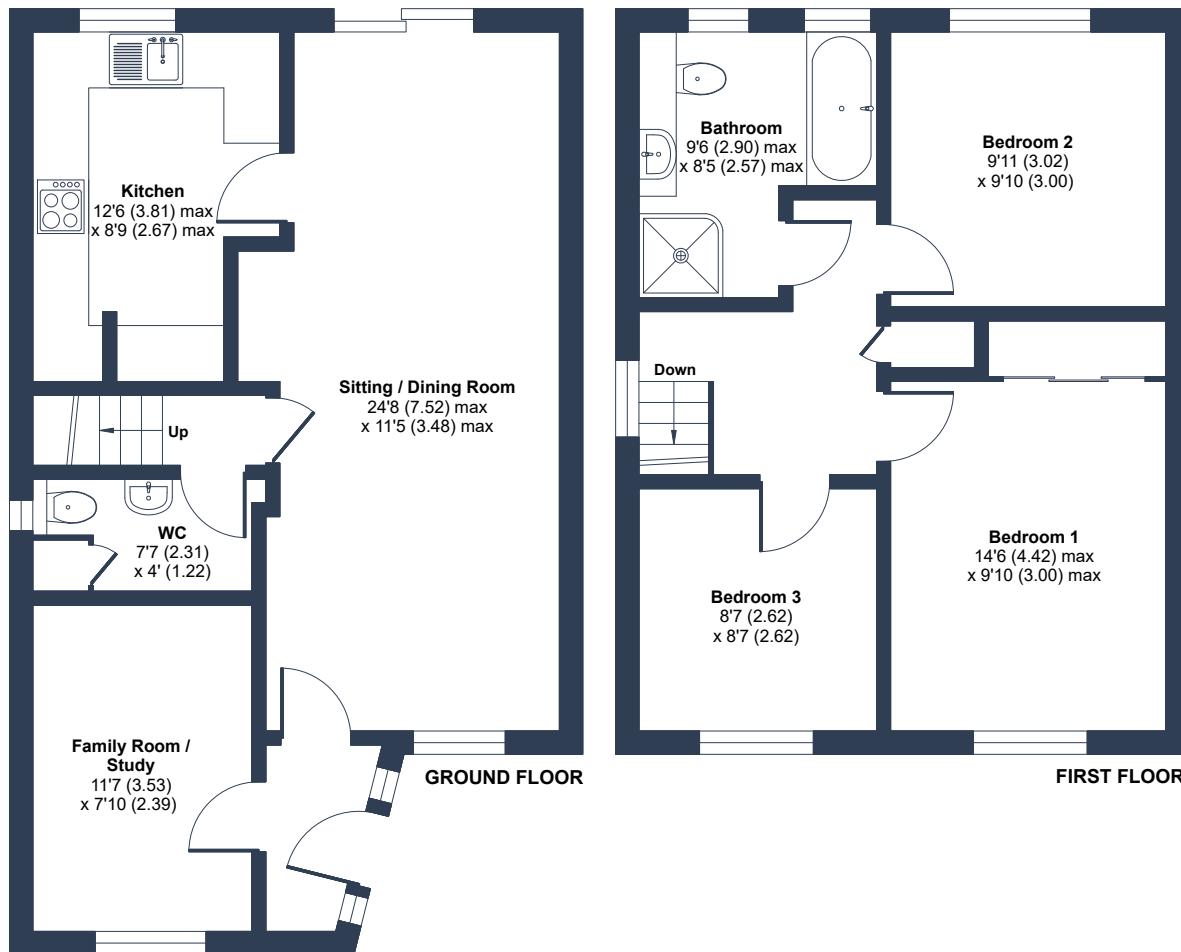


## OUTSIDE

The property is approached via a block-paved driveway, with parking for at least two cars, leading to the front door and the side gate leading to the rear garden. The landscaped rear garden offers an area of synthetic lawn, a generous sized shed and a walled patio area, offering the perfect space for alfresco dining & entertaining.

Partridge Green is a popular village with a high-rated butcher, local shops, two well-regarded public houses, church, and primary school. Approximately nine miles south of Horsham, the village is serviced by buses to Horsham and Brighton. Horsham mainline station provides links to London Bridge, Victoria, the south coast, and Gatwick. The village is surrounded by the beautiful countryside of Sussex, criss-crossed with footpaths and bridle ways.





Approximate Area = 1026 sq ft / 95.3 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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**Agents Notes:** Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

## Services

Electricity, mains gas, water, and mains drainage are currently connected to the property.

Council Tax Band D. EPC - D.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
or email [alex@alexharveyestateagents.co.uk](mailto:alex@alexharveyestateagents.co.uk) | [www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)