



2 Juniper Cottages Littleworth Lane | | Partridge Green | RH13

051

**WB**  
WARWICK BAKER  
ESTATE AGENT



2 Juniper Cottages Littleworth Lane | | Partridge Green | RH13 8EJ

Offers In Excess Of £399,950

A charming semi-detached period cottage built Circa 17th century, set back from the lane, Partridge Green village is within one mile, benefiting from local shops, primary school and doctors surgery. Buses run every 30 minutes to Brighton. The Southdowns Walkway is nearby. ( THE VENDORS HAVE HAD A PRE-APPLICATION MEETING WITH HORSHAM COUNCILLOR WHO INDICATED THAT THEY WOULD BE AGREEABLE TO THE ADDITION OF DETACHED GARAGE TO THE LEFT OF THE PROPERTY, AND A TWO STOREY REAR EXTENSION TO PROVIDE A THIRD BEDROOM AND SEPARATE SHOWER ROOM, WITH ENLARGED KITCHEN AND DINING AREA )

- ENTRANCE PORCH
- GROUND FLOOR SHOWER ROOM
- DRIVEWAY WITH PARKING FOR 3 CARS
- SITTING ROOM
- 2 BEDROOMS
- DINING ROOM
- FRONT GARDEN
- LARGE KITCHEN
- REAR GARDEN + PAVED TERRACE

## ENTRANCE PORCH

With outside light.

Oak door off porch to:

## SITTING ROOM

**15'9 x 12'8 (4.80m x 3.86m)**

Double glazed windows to the front, Inglenook brick fireplace with cast iron wood burner, tiled hearth, radiator and radiator cover, beamed ceiling, part beamed walls.

Opening off lounge to:

## DINING ROOM

**12'8 x 8'9 (3.86m x 2.67m)**

Double glazed windows to the front, radiator with radiator cover, beamed ceiling and part beamed walls.

Part glazed door off lounge to:

## KITCHEN

**15'7 x 7'10 (4.75m x 2.39m)**

Comprising 'QUARTZ' work top with inset sink unit and mixer tap, storage cupboards below, space and plumbing for washing machine to the side, space for fridge and freezer to the side, tiled splash back, adjacent work top with drawers and cupboards under, further adjacent work top with drawers and cupboards

under, complimented by matching wall units over, space for cooker to the side, cooker hood over, space for tall fridge/freezer to the side, corner storage cupboard housing 'WORCESTER' gas fired combination boiler, radiator, tiled flooring, double glazed windows, exposed brick wall, sloping ceiling, exposed timbers.

Door off kitchen to:

## SHOWER ROOM

Comprising corner shower cubicle with sliding door, pedestal wash hand basin, low level wc, wood panelling, hand towel rail, double glazed window, shaver light and shaver point, tiled walls, extractor fan, spot lighting.

Turning staircase from dining room up to:

## LANDING

Door off landing to:

## BEDROOM 1

**13'5 x 13'2 (4.09m x 4.01m)**

Double glazed windows to the front having views of St Hugh's Charterhouse Parkminster Monestary, radiator, range of built in wardrobes.

Door off landing to:

## BEDROOM 2

**9'11 x 8'7 (3.02m x 2.62m)**

Double glazed windows to the front, exposed wood floor, wall timbers, radiator.

## FRONT GARDEN

Laid to brick patio, gravel area, various flower, tree and shrubs, driveway with parking for three cars.

Side gate leading to:

## REAR GARDEN

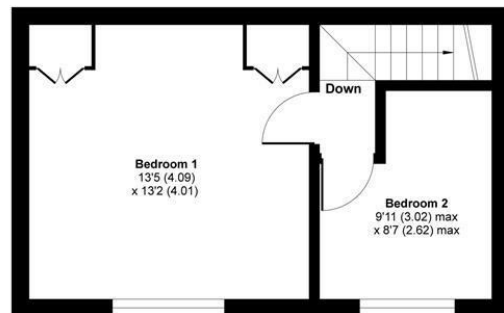
Having a westerly aspect and countryside views, paved terrace with 'WELL', lawned area, pergola, raised flower bed, shed with power and lighting, outside water tap and exterior lighting.



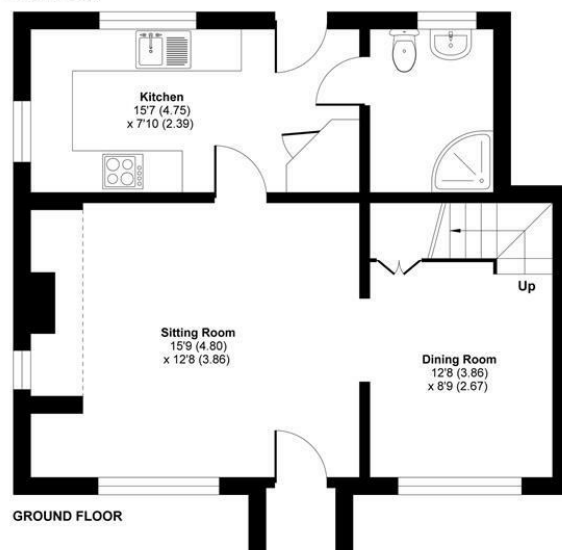
## 2 Juniper Cottages, Horsham, RH13

Approximate Area = 806 sq ft / 75 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 629035



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate