



**3 The Rise**  
**Partridge Green, West Sussex RH13 8JB**  
**Offers In Excess Of £400,000 Freehold**

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ESTATE AGENTS



# **A Two Bedroom Detached Bungalow in a Very Sought After Location Close to Local Amenities and Country Walks. The Property Further Benefits From a Private Driveway and Garage and No On-Going Chain.**

## **Situation**

Partridge Green village has a highly regarded butchers, local shops, primary school and is within approximately eight miles of Horsham Town Centre. A bus service serves both Brighton & Horsham and runs every 30 minutes. The village is surrounded by countryside criss-crossed with footpaths and bridle ways and has good access to the A281, A24 and Gatwick Airport. Horsham mainline station provides links to London Bridge and Victoria, the south coast and Gatwick. The larger village of Henfield is approximately 3 miles distance. and the Historic Market Town of Horsham is approximately 20 miles distance.

## **Description**

A detached bungalow built of brick elevations under a pitched tiled roof complemented by gas central heating and double-glazing. The accommodation comprises of entrance porch, hallway leading to the light and bright double aspect sitting room looking over the front garden. Kitchen with access to the conservatory and a single door opening to the rear garden. Two bedrooms and a family shower room.

Front garden mostly laid to lawn with private driveway and garage. The rear garden is mostly laid to lawn with a small patio area, personal door to the garage and summer house.

Council Tax Band - D

## **Property Misdescription Act 1991**

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.



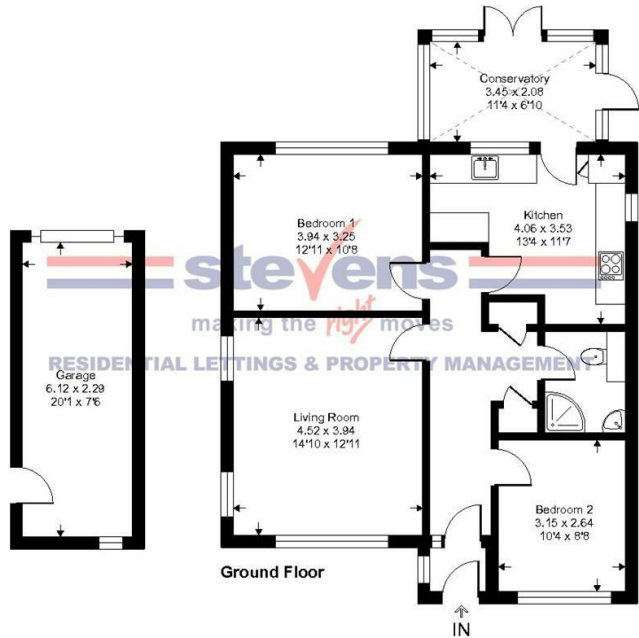






Partridge Green, RH13

Approximate Gross Internal Area = 77.4 sq m / 834 sq ft  
Approximate Garage Internal Area = 14 sq m / 151 sq ft  
Approximate Total Internal Area = 91.4 sq m / 985 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewings by appointment only

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