



**Kahala, High Street**  
**Partridge Green, RH13 8HX**  
**Guide Price £499,995 Freehold**

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ESTATE AGENTS



# **An Extremely Well Presented & Recently Refurbished Family House in the Heart of Partridge Green. Further Benefitting From a Private driveway and Close to Country Walks & Local Amenities.**

## **Situation**

Partridge Green village has a highly regarded butchers, local shops, primary school and is within approximately eight miles of Horsham Town Centre. There is a bus service serving Partridge Green. 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**

The property comprises of entrance porch, entrance, and hallway. To the left of the hallway is the downstairs cloakroom and study/bedroom four. Light and bright living room with inbuilt cupboards, shelving and large window looking over the front garden. Large modern open plan kitchen/breakfast room with integrated appliances and space for table and chairs with French doors opening onto the rear garden.

Stairs from the hallway rise to the first floor where the master bedroom has fitted wardrobes, bedroom two with storage cupboard and further bedroom three. Modern family bathroom with shower over bath.

Enclosed rear garden with side access, which benefits from both patio and lawn area.

The property further benefits from gas central heating and double glazing.

Council Tax Band - E

## **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.





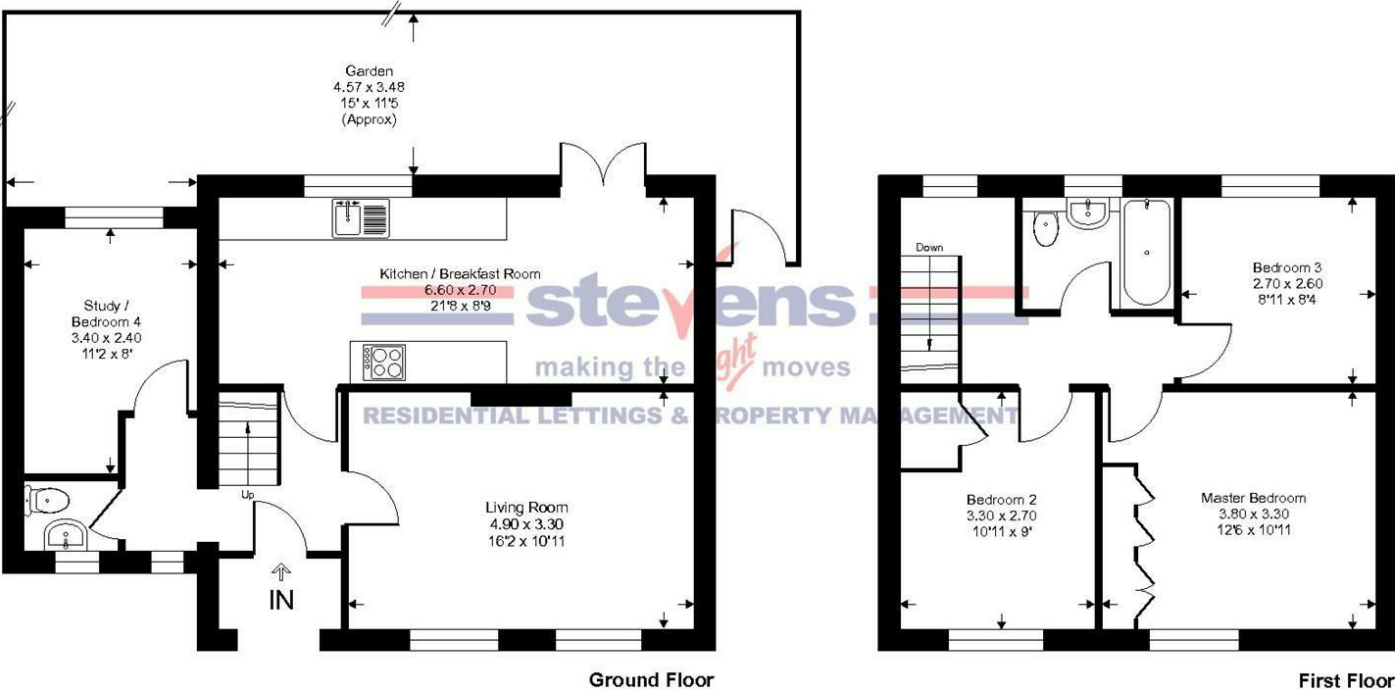








**High street, RH13**  
Approximate Gross Internal Area = 89.7 sq m / 966 sq ft



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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>73</b>	<b>79</b>
England & Wales		EU Directive 2002/91/EC

**Viewings by appointment only**  
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