



**Ruwen, High Street**  
**Partridge Green, West Sussex, RH13 8ES**  
**Guide Price £575,000 Freehold**

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ESTATE AGENTS

# **A Four Bedroom Link-Detached Property Renovated to an Extremely High Standard in the Village of Partridge Green Benefitting from an Open Plan Kitchen/Dining/Kitchen Room, Private Driveway & Garage.**

## **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**

The accommodation comprises entrance, large spacious hallway with bespoke storage under the stairs and modern shower room and WC. Double doors open to the open plan kitchen/dining/living room with the living area being dual aspect. The dining area has French doors opening onto the rear garden. Modern fitted kitchen with quartz worktop and splashback and benefitting from integrated microwave, fan oven with grill, fridge freezer, dishwasher and wine fridge.

Stairs from the light and bright hallway rise to the first floor to the principal bedroom, second double bedroom and two further front facing bedrooms. Modern fitted family bathroom with shower over bath.

Private driveway and garage with parking for multiple vehicles. Enclosed rear garden with side access benefitting from large patio, lawn area, garden shed.

The property further benefits from double glazing, shutters fitted to the front facing windows and rear bedrooms. Solar panels are fully compliant and generate surplus energy. Planning permission was granted in 2020 to extend the kitchen into the garage and create a utility and although these changes were not made the plans still exist.

Council Tax Band - F

## **Agents Note**

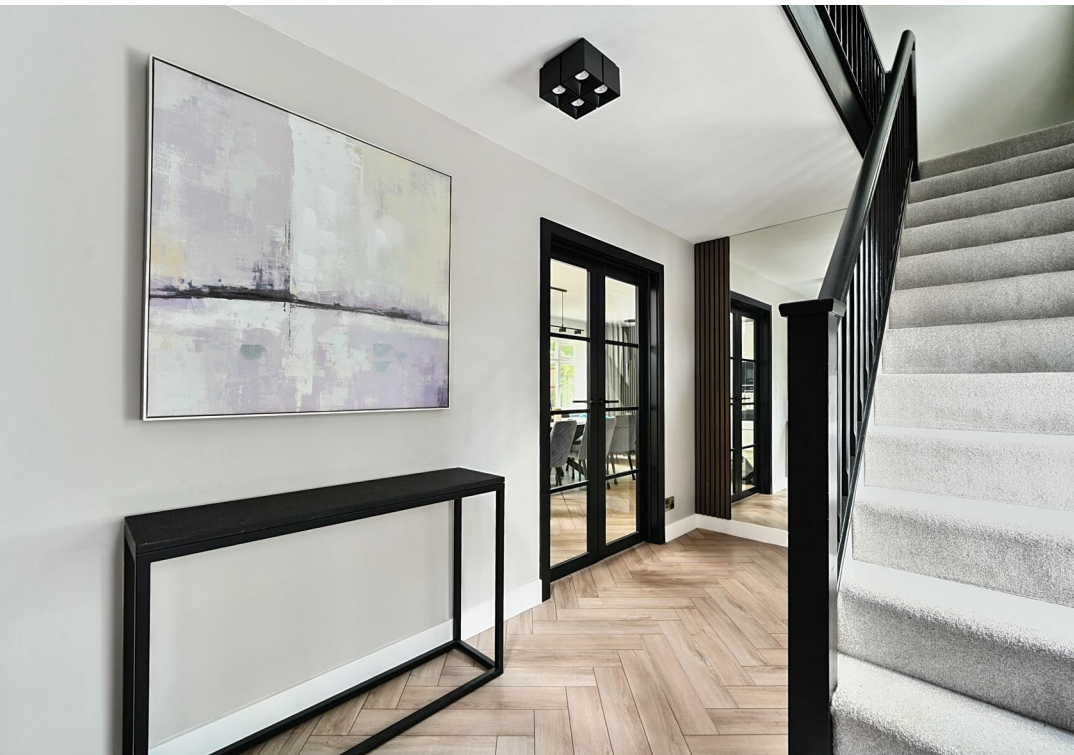
To show how efficient the solar panels on the property are, last year the current vendor paid £326.59 in electric and received back from selling the electric back to the grid a total of £457.78.

## **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.

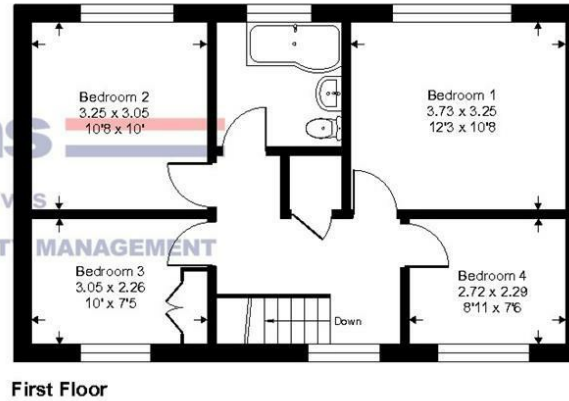






## High Street, RH13

Approximate Gross Internal Area = 103.8 sq m / 1116 sq ft  
 Approximate Garage Internal Area = 12.6 sq m / 136 sq ft  
 Approximate Total Internal Area = 116.4 sq m / 1252 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>	85	89
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

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