



15 St. Michaels Way
Partridge Green, West Sussex RH13 8LA
Guide Price £450,000 Freehold

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ESTATE AGENTS

An Extremely Well Presented & Extended Three/Four Bedroom Family Home Situated in the Heart of Partridge Green Village. The Property Benefits from a Large Modern Fitted Kitchen/Breakfast Room.

Partridge Green

The property is situated in a quiet cul-de-sac within a popular development on the outskirts of the village yet within walking distance of local amenities and country walks. Partridge Green village which has a primary school, Doctors Surgery and local shopping facilities. Mainline railway stations are available at Hassocks, Horsham or Haywards Heath. The main town centres of Horsham, Brighton, Crawley, London and Gatwick International Airport are accessible via the A24, A23/M23.

Description

The accommodation comprises, entrance, large entrance hall leading to the modern fitted kitchen/breakfast room. The modern fitted kitchen includes integral double oven & large electric hob, space for freestanding fridge/freezer and space & plumbing for washing machine and tumble dryer. Access to the rear garden. Modern fitted downstairs shower room. Large double aspect lounge/diner with french doors opening to the enclosed rear garden. Family Room/Bedroom Four.

Upstairs there is a large double bedroom, second double bedroom with double inbuilt wardrobes and a third single bedroom with inbuilt wardrobe. Modern fitted family bathroom.

Outside there is a large private driveway with parking for three cars. Spacious enclosed rear garden with patio, lawn and side access.

The property further benefits from neutral decoration throughout, double glazing and gas central heating.

Council Tax Band - D

Property Misdescription Act 1991

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

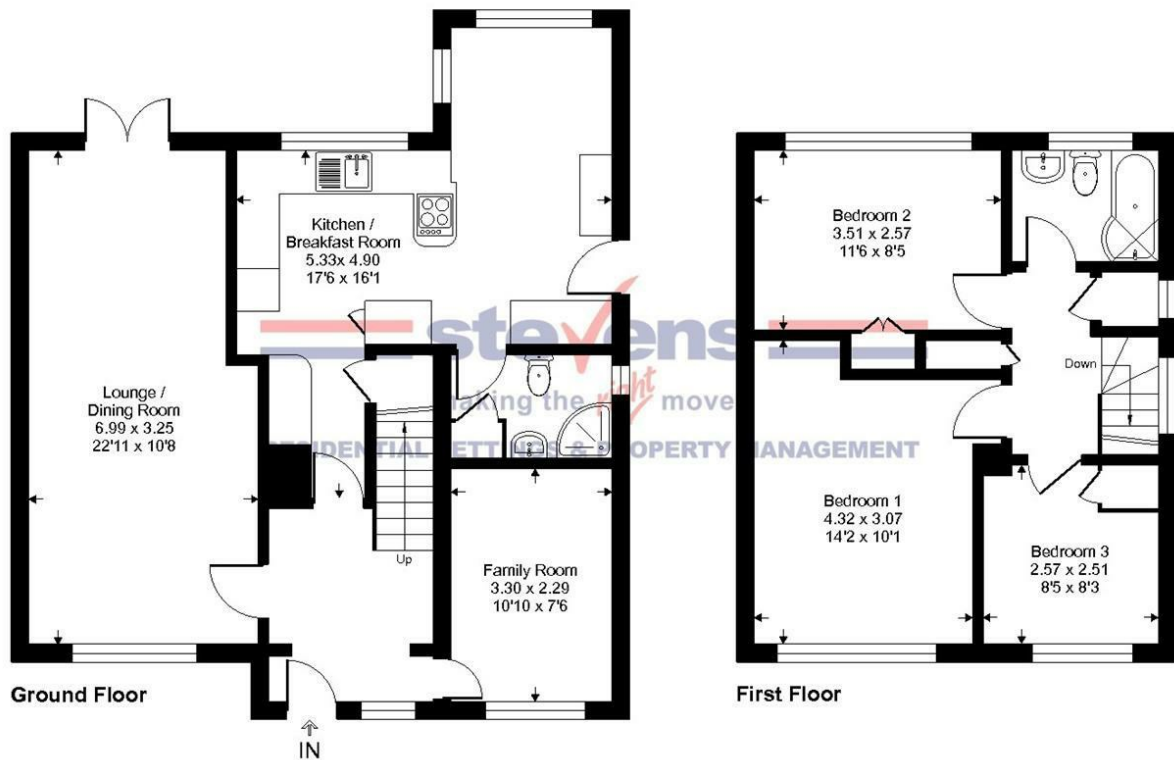
1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.
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.







St Michaels Way, RH13 Approximate Gross Internal Area = 106 sq m / 1143 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) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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