



**65 The Rise**  
**Horsham, West Sussex RH13 8JB**  
**Guide Price £500,000 Freehold**

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ESTATE AGENTS

# **An Immaculately Presented, Extended Three Bedroom Bungalow, in the Quiet & Popular Partridge Green. Benefitting from a Large Driveway, Garage and Additional Undercover Parking.**

## **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**

This beautifully presented semi-detached bungalow has been extended to the side and rear, offering three generous bedrooms. There is also potential to convert the loft space into additional bedrooms, as many others in the area have done (subject to necessary consent).

The spacious bungalow features a brick and double-glazed entrance porch that leads into a bright and airy lounge, enhanced by a large bay window. The TV is currently inset into the chimney/media wall, maximizing floor space. The large kitchen/diner, which benefited from the extension, is both stylish and practical, with white high-gloss units that neatly conceal all essential appliances, set above and below contrasting black work surfaces.

All three bedrooms are doubles and include built-in storage. The rear bedroom, due to the extension, now boasts both a dressing area and an en-suite shower.

Wooden floors throughout highlight the fantastic condition of this family home, making it easy to move straight in.

Outside, the rear garden is primarily laid with low-maintenance artificial turf, complemented by a raised decked seating area that allows you to enjoy the last rays of the sun before it sets. The front of the property offers ample private parking, including space on the driveway, in the garage, and an additional undercover area to the rear.

In our opinion, early viewing is essential to fully appreciate all that this lovely home has to offer!

## **Property Information**

Council Tax Band D: £2310 2025/2026

Utilities: Mains Gas and Electric. Mains water and drainage

Parking: Garage and Private Driveway

Broadband: Standard 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

## **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.

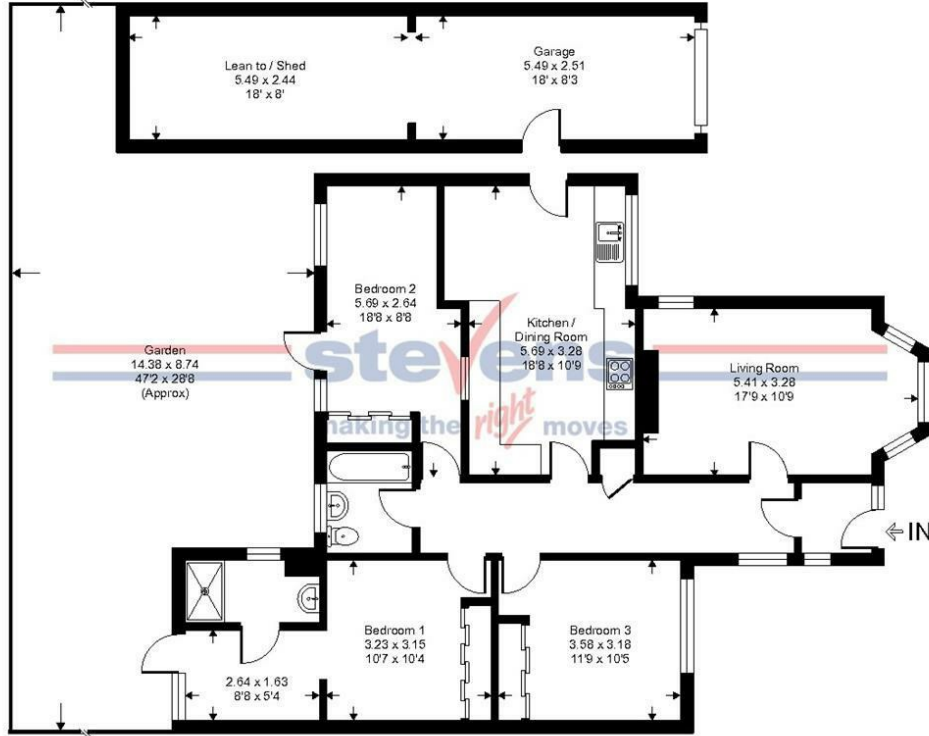






## The Rise, RH13

Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft  
 Approximate Garage & Shed Internal Area = 27.1 sq m / 292 sq ft  
 Approximate Total Internal Area = 126.2 sq m / 1359 sq ft



Ground Floor

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>		<b>78</b>
(55-68) <b>D</b>	<b>64</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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