



**14 The Rise  
Partridge Green, West Sussex, RH13 8JD  
Guide Price £365,000 Freehold**

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ESTATE AGENTS

# **A Two Bedroom Semi-Detached Bungalow in a Popular Location Close to Local Amenities and is in Need of some Updating & Modernisation. The Property Further Benefits from a South Facing Garden, Private Driveway 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. 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 semi detached bungalow built of brick elevations under a pitched tiles roof complemented by electric heating and double glazing. The accommodation comprises of entrance, hallway with two bedrooms either side both with fitted wardrobes and looking over the front garden. Family bathroom with shower over bath. Fitted kitchen with breakfast bar and door giving access to the rear garden. Light and bright living room with feature fire place and sliding patio doors to the garden.

Front garden mostly laid to lawn with mature shrubs and private driveway. Rear south facing garden with patio and lawn area, two sheds and under cover area.

Council Tax Band - D

## **Property Misdescription Act 1991**

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

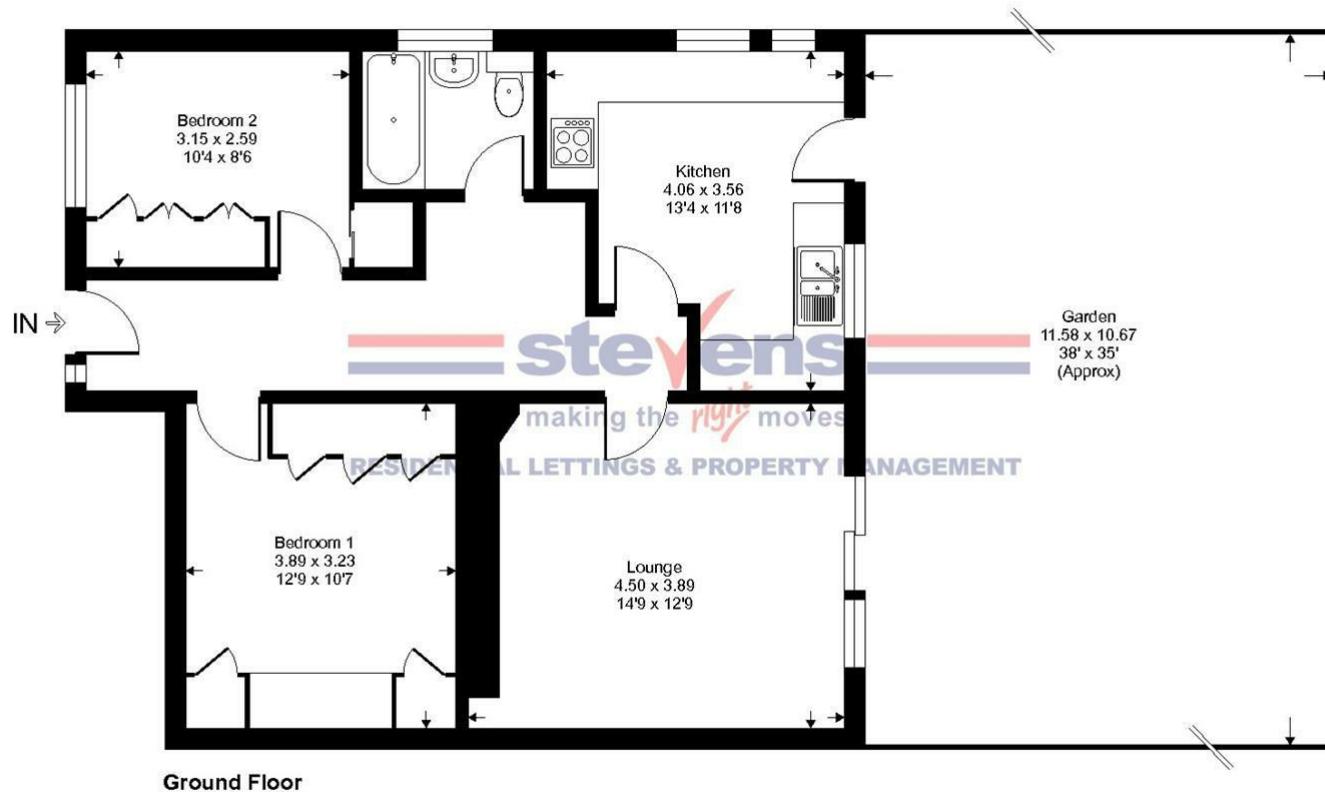
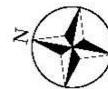
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.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





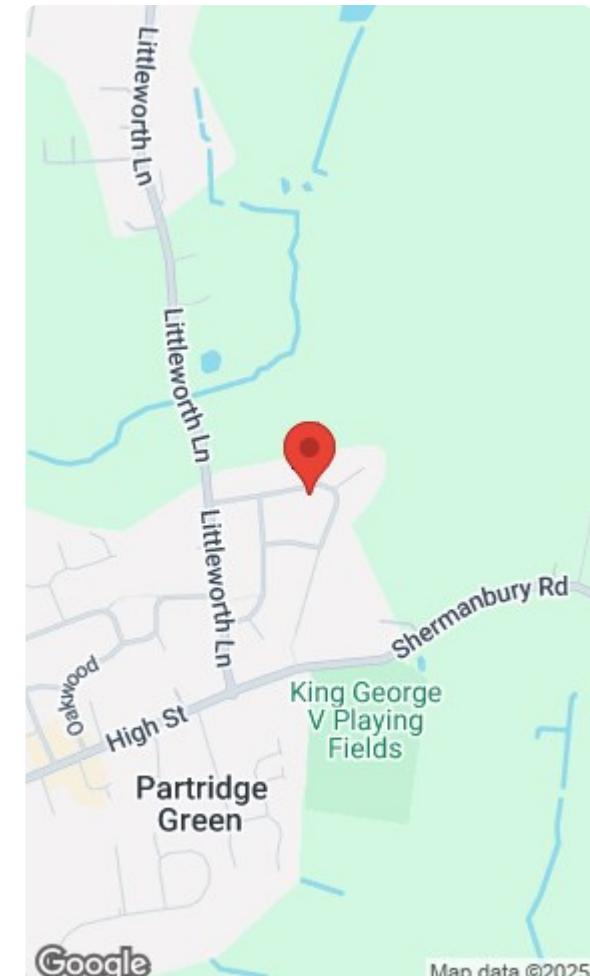
## Partridge Green, RH13

Approximate Gross Internal Area = 68.6 sq m / 739 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		75
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

### Viewings by appointment only

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