



**18 Hunters Mead,
Partridge Green, West Sussex, RH13 8HS
Guide Price £350,000 - £375,000 Freehold**

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ESTATE AGENTS

A Three Bedroom End of Terrace Family Home in a Popular Location in Partridge Green. The Property Benefits from a Private Driveway, Favoured Westerly Aspect & Enclosed Rear Garden.

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

A delightful property, tucked away toward the end of a quiet Cul-De-Sac set within a popular development, close to the Village High Street. The property is offered for Sale in good condition throughout, with additional private off street parking and boasts a favoured Westerly aspect!

Once through the Double glazed storm porch, you are greeted by a generous entrance hallway with herringbone pattern Karndean flooring underfoot, this leads neatly through to the lounge and has a pleasant view over the rear garden. The kitchen/breakfast room is located towards the front, where high level storage and worksurfaces on two sides create plentiful storage and also hide away essential white goods.

All three bedrooms are located on the first floor and are considered double rooms. The smallest bedroom is currently being used as a work-from-home space. Additionally, there is a modern bathroom suite featuring a white tiled finish, complete with an L-shaped bath and an overhead shower.

Outside, the garden is primarily laid to lawn and includes a variety of raised beds, trained fruit-bearing trees, and a brick-built storage space with power that currently functions as a utility area. There is also additional undercover storage and side gates to discreetly hide away bins.

In our opinion, early viewing is essential to fully appreciate all that this family home has to offer. Call the vendors' chosen agents, Stevens, today to arrange an internal viewing!

Property Information

Council Tax Band C: £2048.70 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private Driveway

Broadband: Standard 18 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:

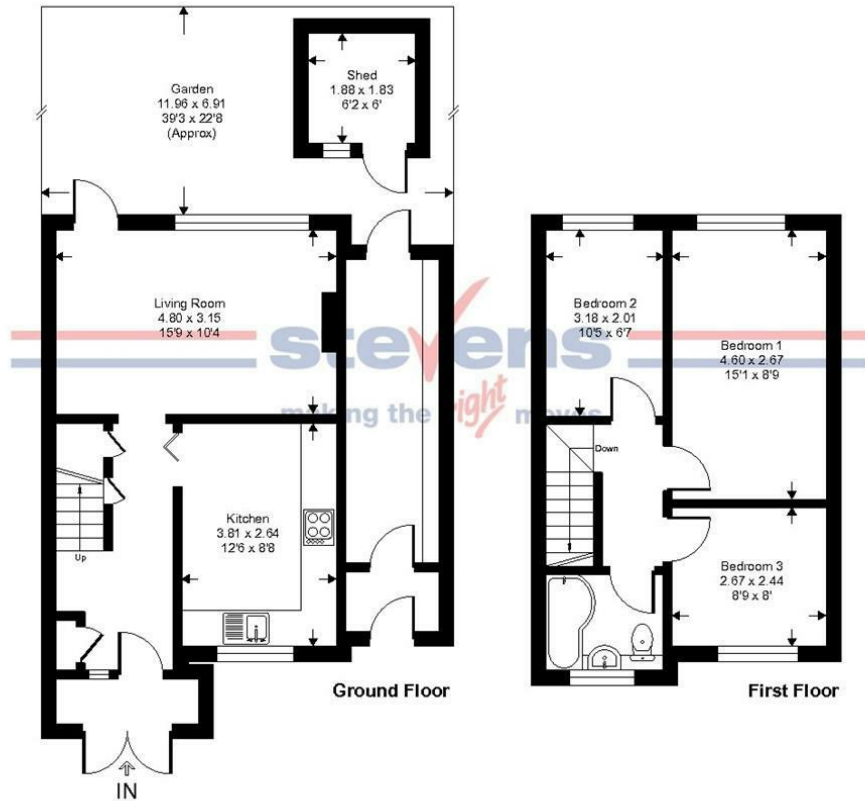
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.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





Hunters Mead, RH13

Approximate Gross Internal Area = 83.1 sq m / 895 sq ft
Approximate Outbuilding Internal Area = 3.4 sq m / 37 sq ft
Approximate Total Internal Area = 86.5 sq m / 932 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		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(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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