



26 The Rise, Partridge Green, RH13 8JD

Guide Price **£400,000 – £425,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double sized bedrooms
- Good sized semi detached bungalow
- Driveway for 2 vehicles and garage/workshop
- Fantastic west facing garden
- No onward chain
- Quiet and tucked away position
- Scope to enlarge and convert loft
- Close to schools, walks, shops and transport links

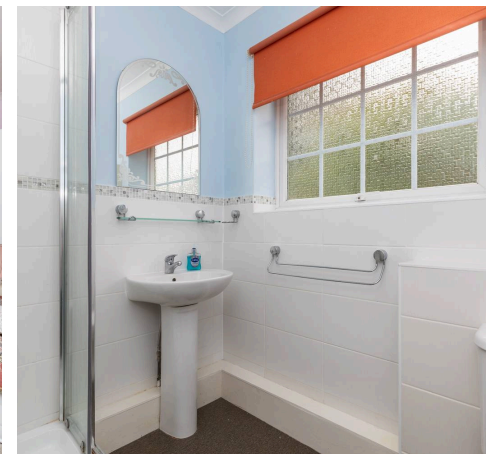
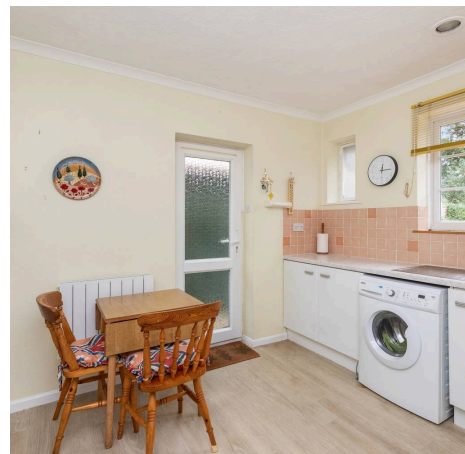
A well presented and conveniently located 2 double bedroom semi detached bungalow, built in the 1960s, offering potential to enlarge, with driveway for 2 vehicles, 30'2 x 7'10 garage/workshop, superb 79' west facing garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

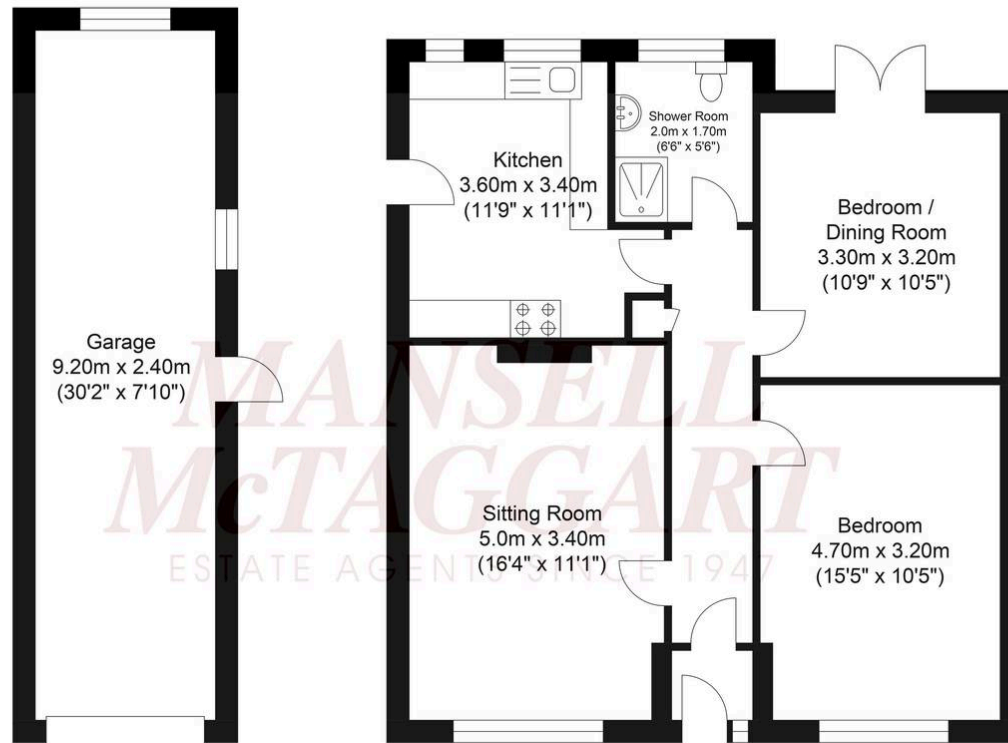




A well presented and conveniently located 2 double bedroom semi detached bungalow, built in the 1960s, offering potential to enlarge, with driveway for 2 vehicles, 30'2 x 7'10 garage/workshop, superb 79' west facing garden and no onward chain. The property is situated in this ever so popular development, close to excellent schools, transport links, shopping facilities and the Downs Link. The accommodation comprises: entrance hallway with storage and hatch into the loft which lends itself for conversion, sitting room with feature fire, well proportioned principal bedroom, further double sized bedroom and shower room. The kitchen/breakfast room is fitted with an attractive range of units, space for appliances and side access. Benefits include electric heating and double glazed windows. A driveway provides parking for 2 vehicles, leading to the 30'2 x 7'10 garage/workshop with power. The 79' x 43' west facing garden is a particular feature of the property and is predominantly lawned with well established borders, paved patio and side access.

Partridge Green is a popular village situated south of Horsham within easy access of the Downs Link bridleway. Within the village, there is a highly regarded Church of England primary school and the village is in the sought-after catchment area for Steyning Grammar School. Everyday needs are catered for with a host of local shopping, including a Co-op store, Post Office, bakery, hairdresser's, butcher's, fish and chip shop and a small petrol station. Community facilities are well accommodated with a village hall, two branch GP surgeries and a veterinary practice. Partridge Green has its own active football and cricket clubs. Two highly acclaimed public houses provide a warm welcome and delicious dining. The village is home to the flagship ales of the Dark Star Brewery company and Sussex Gold Rapeseed oil – grown, pressed and bottled in Partridge Green.





Garage
Approximate Floor Area
237.66 sq ft
(22.08 sq m)

Ground Floor
Approximate Floor Area
720.53 sq ft
(66.94 sq m)

Approximate Gross Internal Area (Excluding Garage) = 66.94 sq m / 720.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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