



2 Chapman Court, Tideys Mill, Partridge Green, RH13 8WB

Offers in Region of **£270,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 good sized bedrooms
- Well presented first floor apartment
- Built in 1988
- Popular village location
- Ideal first time or investment purchase
- Communal gardens and allocated parking space
- Close to shops, Downs Link, schools and transport links

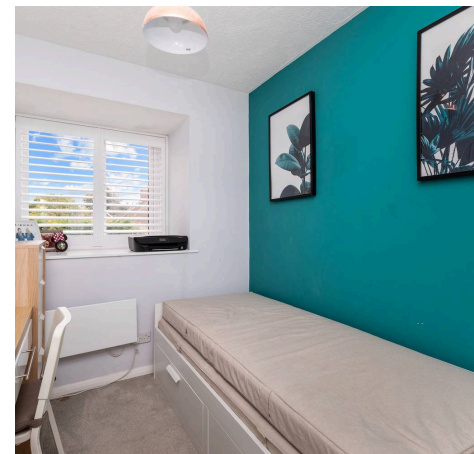
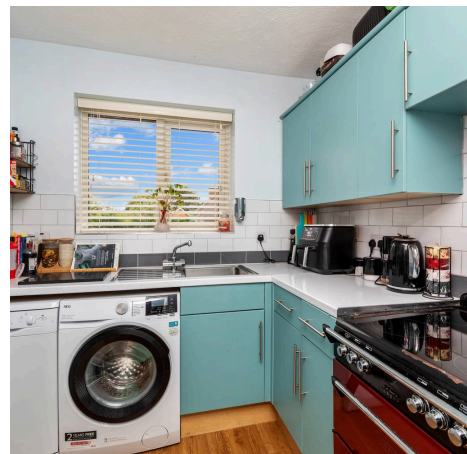
A well presented and peacefully located 2 bedroom first floor apartment, built in 1988 with communal gardens and allocated parking space.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





A well presented and peacefully located 2 bedroom first floor apartment, built in 1988 with communal gardens and allocated parking space.

The property is situated in this ever so popular village close to shops, country walks, major transport links and highly regarded schools.

The accommodation comprises: entrance hallway, well proportioned sitting/dining room and kitchen fitted with an attractive range of units and space for appliances.

The principal bedroom has extensive fitted storage, 2nd single bedroom and refitted bathroom.

Benefits include double glazed windows, security entry system and electric heating.

There are well tended communal gardens and an allocated parking space.

Tenure: Leasehold

Lease: 125 years from 1988 (89 years remaining)

Maintenance charge: £1,920 per annum to include water and building insurance

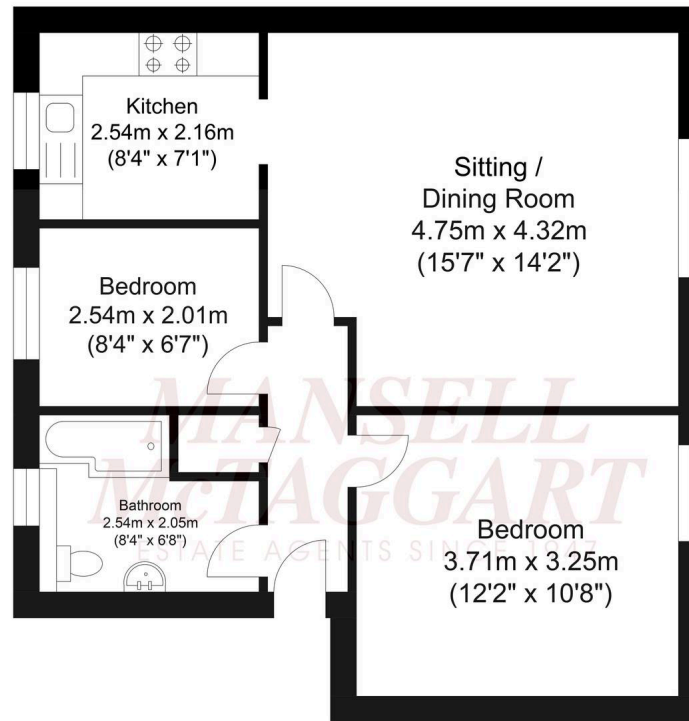
Maintenance charge review period: Annually

Ground rent: £200 per annum

Managing agents: Whitford Estates

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.





Ground Floor
Approximate Floor Area
567.25 sq ft
(52.70 sq m)

Approximate Gross Internal Area = 52.70 sq m / 567.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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