



2 Seaford Villas, Bines Road

Guide Price £400,000

2 Seaford Villas

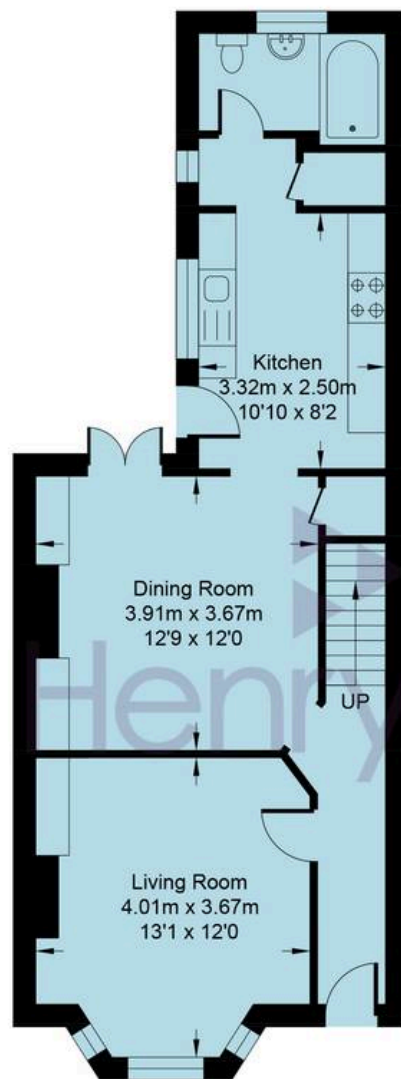
Bines Road, Horsham

A delightful period property situated in a semi-rural location in Partridge Green. This presumed Victorian property offers classic features such as a traditional layout with welcoming hallway, sitting room with solid wood flooring and gorgeous bay window. The dining room again with solid wood flooring has a feature wood burning stove and storage either side. It also benefits from double doors leading out to a wonderfully mature West facing garden. The galley style kitchen towards the back of the property comes with fitted shaker style units and stone effect worktops. At the end of the property is the family bathroom, fitted with a white suite comprising panelled bath, mid-level w.c, pedestal washbasin and finished with white tiles.

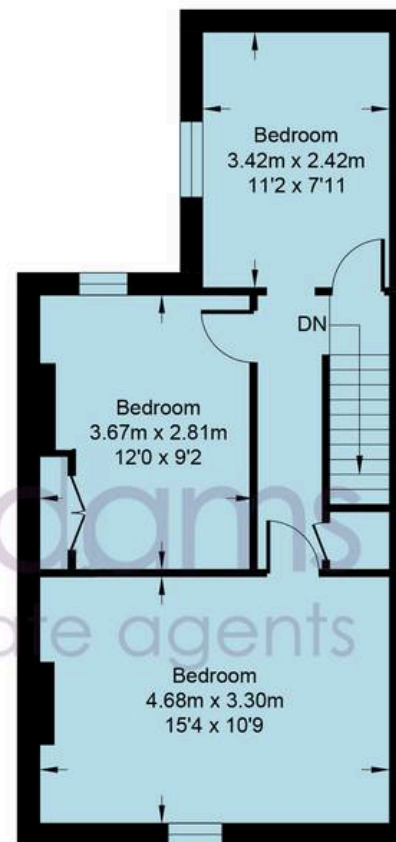
Upstairs the property offers three bedrooms with the two towards the back of the property offering delightful views over the garden and beyond. The front bedroom being an East facing bedroom benefits from the morning sun.

The property is approached via a driveway providing off-road parking. A side gate leads to the back garden, a lovely space which is west facing and has stunning countryside views. Mainly laid to lawn with flower borders, a garden shed and patio are to the side of the kitchen, providing space for garden furniture; ideal for summertime al-fresco dining and entertaining.





GROUND FLOOR



FIRST FLOOR

Bines Road

Approximate Area = 981 sq ft / 91.1 sq m

Total = 981 sq ft / 91.1 sq m

For identification only - not to scale







Situated in the popular village of Partridge Green. The village has a highly regarded butchers, local shops, primary school and is within approximately eight miles of Horsham town centre and the village is serviced by buses hourly to both Brighton and Horsham. The village is surrounded by the beautiful countryside of Sussex, criss-crossed with footpaths and bridle ways. Partridge Green has good access to the A281, A24, Gatwick Airport. Horsham mainline station provides links to London Bridge and Victoria.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F







Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.