



## Bedford Square, Partridge Green

Guide Price £425,000 – £450,000



# Bedford Square

Partridge Green, Horsham

Presenting a three-bedroom semi-detached house in a quiet and secluded tucked away position with easy walking distance to the village High Street and all its key amenities.

This property is offered with no ongoing chain and vacant possession.

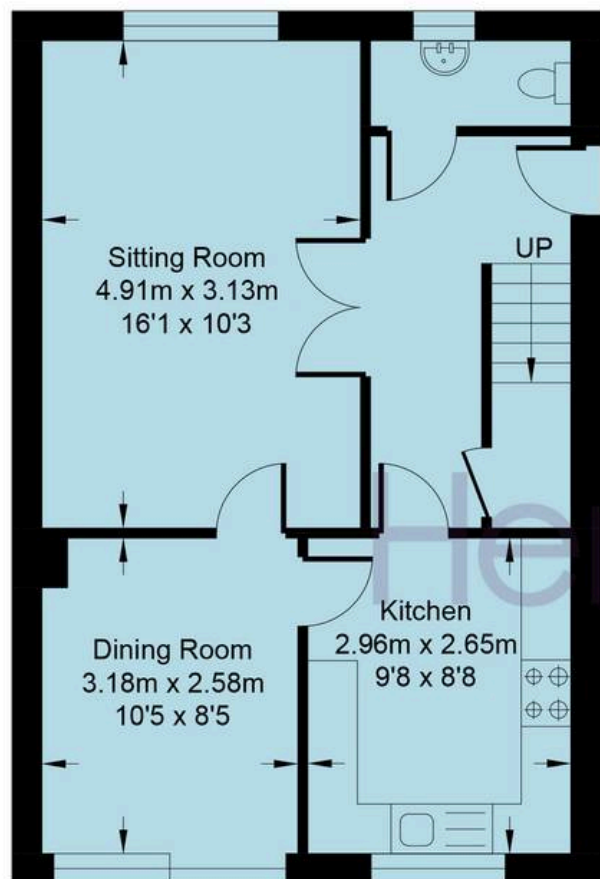
The accommodation has an entrance hall, good size sitting room with patio doors out to the rear garden with separate dining room with an opening to a fully fitted kitchen and downstairs cloakroom.

On the first floor three bedrooms, the main bedroom with En-suite shower room and fitted wardrobes, two further bedrooms and a family bathroom.

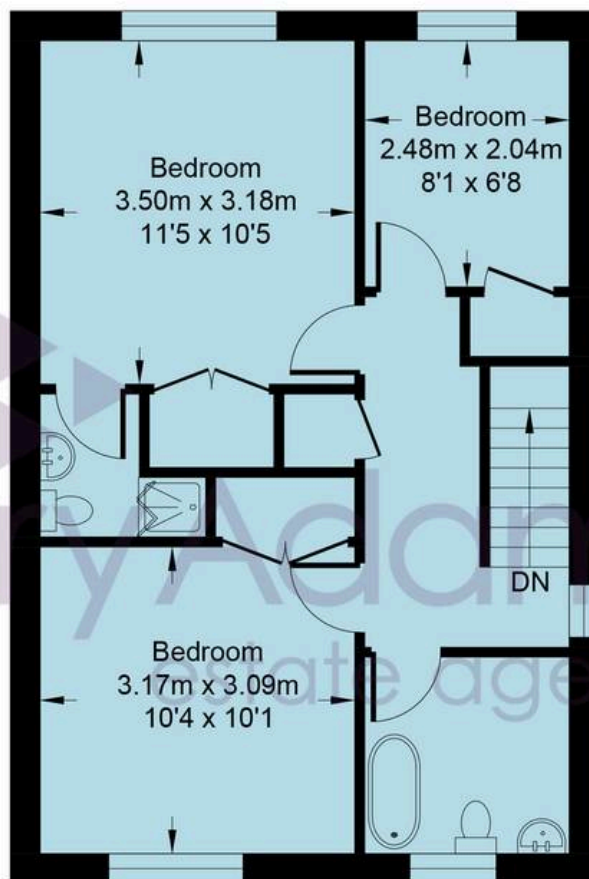
Outside there is driveway parking and a garage.

To the rear of the property is a secluded garden mainly laid to lawn and patio area for outdoor dining.

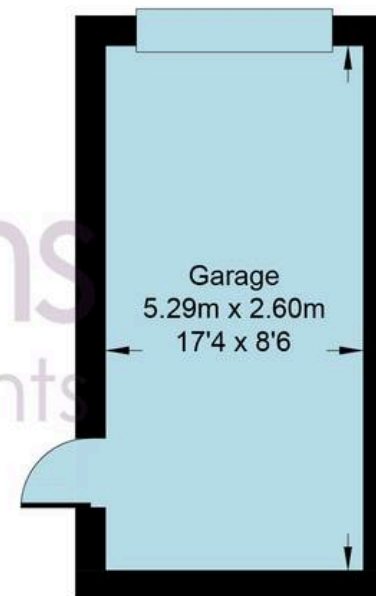




GROUND FLOOR



FIRST FLOOR



GARAGE



## Bedford Square

Approximate Area = 940 sq ft / 87.3 sq m

Garage = 148 sq ft / 13.8 sq m

Total = 1088 sq ft / 101.1 sq m

For identification only - not to scale











Partridge Green is a very sought after area and has a highly regarded butcher, local shops and primary school and is within approximately eight miles of Horsham. The village is served by buses hourly to both Brighton and Horsham. The village is surrounded by the beautiful Sussex countryside with its footpaths and bridle ways. Partridge Green has good access to the A281, A24 and Gatwick Airport. Horsham mainline station provides train links to London Bridge, Victoria, the South Coast and Gatwick. Horsham is an historic market town with a varied range of shops, bars and restaurants in the paved Carfax and shopping centre. Horsham Park provides access to tennis courts, a gym and swimming pool.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C











## Henry Adams – Horsham

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