



## 1 Ivy Villas, High Street, Partridge Green, RH13 8ES

Guide Price £375,000 – £385,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 3 good sized bedrooms
- 3 reception rooms
- Victorian semi detached house
- Scope to improve and enlarge
- Private rear garden
- First time to market since 1973
- No onward chain
- Close to open space, shops, schools and transport links
- Potential to create driveway subject to necessary permissions

A charming and superbly located 3 bedroom, 3 reception room Victorian semi detached house, offering potential to improve and enlarge with secluded garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A charming and superbly located 3 bedroom, 3 reception room Victorian semi detached house, offering potential to improve and enlarge with secluded garden and no onward chain.

The accommodation comprises: stable door into the sitting room with open fire and separate dining room with wood burner and cloakroom.

The dining room leads into the kitchen which is fitted with an attractive range of units and space for domestic appliances.

A stable door provides access into the lean-to which in turns flows into the conservatory. There is scope to utilise this footprint and enlarge the kitchen, if required.

On the first floor there is access into the loft which lends itself for conversion and would benefit from far reaching southerly view towards the Downs.

The principal bedroom is equipped with fitted wardrobes.

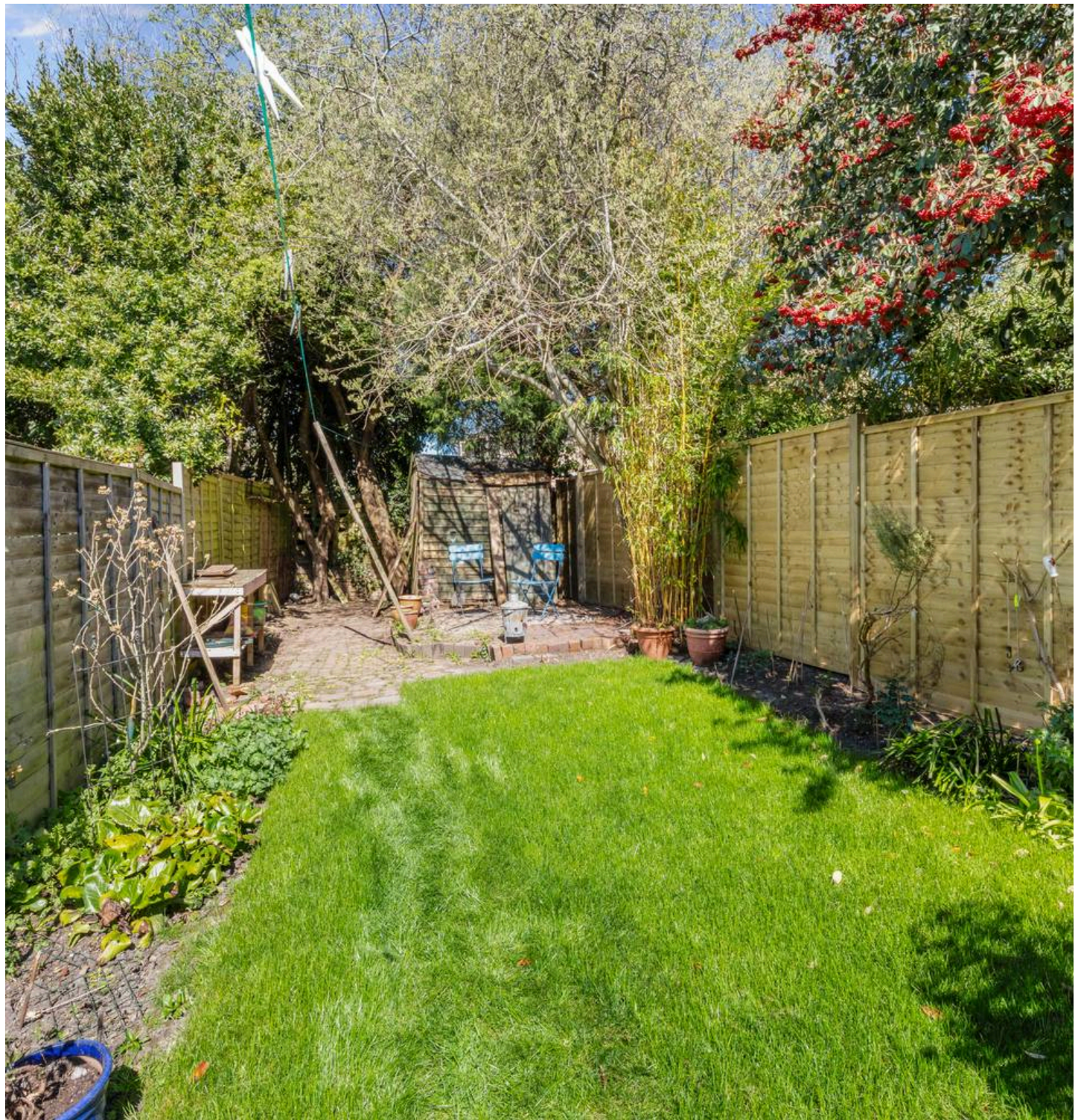
The 2nd bedroom with fitted storage is accessed off the 3rd bedroom and the bathroom completes the first floor accommodation.

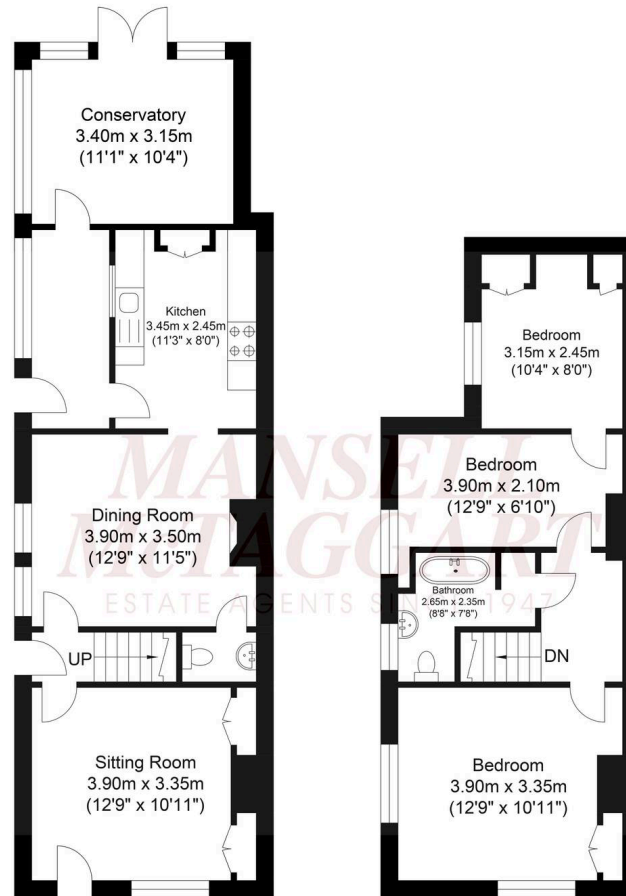
Benefits include double glazed windows and gas fired central heating to radiators.

The front garden could be converted into a driveway subject to the necessary permissions.

A side gate leads through to a 46' west facing garden which provides an excellent degree of privacy. The garden is lawned and established borders and paved patios.

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, tennis club, GP surgery and a veterinary practice. Partridge Green has its own active football clubs with both adult and junior teams. Two highly acclaimed public houses provide a warm welcome and delicious dining. The village is home to the Sussex Gold Rapeseed oil - grown, pressed and bottled in Partridge Green. Finally Brighton, Horsham and Gatwick Airport are within a reasonable driving distance.





Ground Floor  
Approximate Floor Area  
585.77 sq ft  
(54.42 sq m)

First Floor  
Approximate Floor Area  
407.52 sq ft  
(37.86 sq m)

Approximate Gross Internal Area = 92.28 sq m / 993.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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