



## The Rise, Partridge Green

Guide Price £495,000



## 38 The Rise

Partridge Green, Horsham

This well-presented three/four bedroom chalet bungalow offers versatile living accommodation, ideal for families or those seeking single-level living with additional upstairs space. The property features a welcoming sitting room complete with a charming fireplace, providing a cosy focal point for relaxation and entertaining. The spacious kitchen/breakfast room is fitted with a range of units and benefits from direct access to the rear garden, making it perfect for indoor-outdoor dining and gatherings. A separate dining room is available or fourth bedroom/ study provides an ideal space for home working or hobbies. On the ground floor, you will find a comfortable bedroom and a modern bathroom, offering flexibility for guests or family members. Upstairs, there are two further bedrooms, including a principal bedroom with an ensuite shower room for added privacy and convenience.

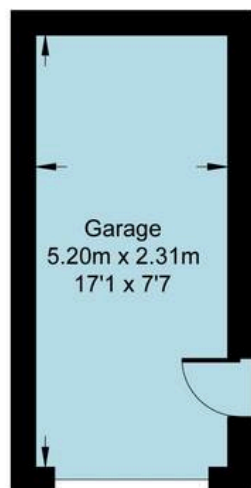
The outside space is equally impressive, with a mature rear garden that features a lawn and established planting, providing a tranquil setting for outdoor relaxation. A paved patio area offers the perfect spot for al fresco dining. The detached garage and driveway provide ample off-road parking for several vehicles, with additional storage space available in the garage. The front garden is attractively landscaped, enhancing the property's kerb appeal. With its blend of indoor comfort and attractive outdoor areas, this chalet bungalow is a wonderful opportunity for those seeking a well-located and adaptable home.



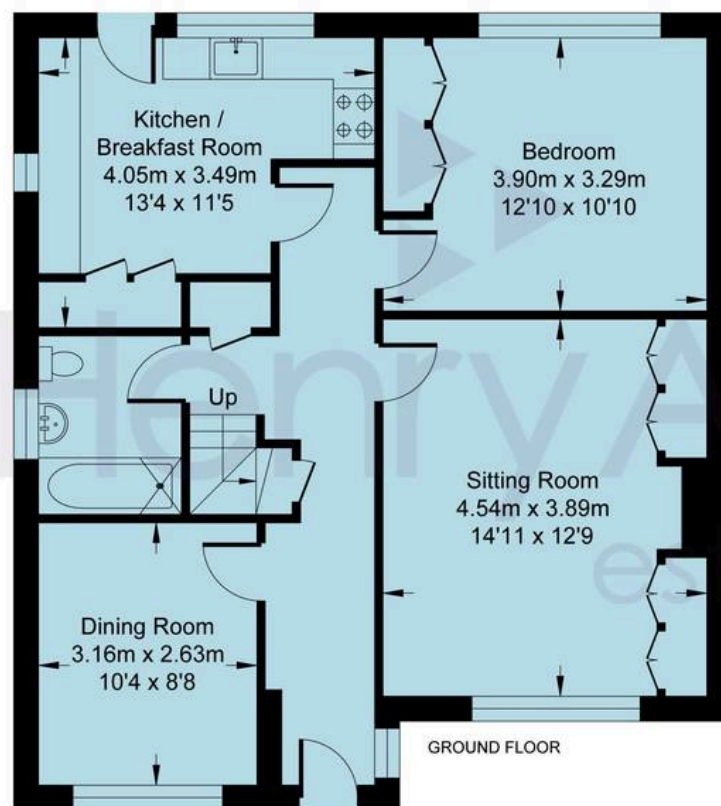




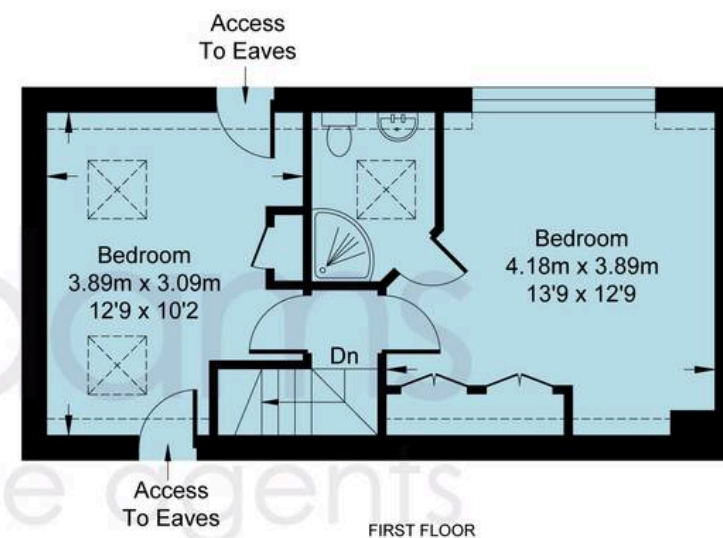




GARAGE



GROUND FLOOR



FIRST FLOOR



## The Rise

Approximate Area = 1070.79 sq ft / 99.48 sq m

Garage Area = 129.27 sq ft / 12.01 sq m

Total = 1200.06 sq ft / 111.49 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. Plus there is a theatre and local cinema offering a variety of shows.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C











## Henry Adams – Horsham

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