



23 | The Rise | Partridge Green | West Sussex | RH13 8JB

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £425,000 | Freehold



- Light and airy three-bedroom semi-detached bungalow
- EPC: D. COUNCIL TAX: D
- Pleasantly situated within reach of Jolesfield school & Village amenities
- Sizeable rear garden overlooking open fields
- Lobby, hall, Kitchen, bathroom, sitting/dining room
- Private drive with parking for several cars leading to a single garage
- Gas central heating, double glazed windows
- Planning permission to extend

Description

A delightful three bedroom semi-detached bungalow occupying a good sized plot backing onto open countryside and situated in a desirable location in the popular village of Partridge Green, offering access to well-regarded local schools and nearby village amenities. The reception hallway is accessed via a lobby and then leading to the main sitting/dining room which has a bay window to the front providing a light and airy feel. The kitchen is also of generous proportions and has a range of units with matching wall cabinets and complementing worksurfaces running throughout and space for freestanding appliances. There is a useful storage cupboard as well as direct access out to the driveway parking. To the front aspect of the property is a double bedroom which is of generous proportions, a second double bedroom enjoys the views over the rear gardens and also has sliding doors leading to the terrace area. A third bedroom also enjoys views over the rear gardens. The family bathroom has a wall mounted shower over the bath, a wash hand basin and a low-level WC.

The rear garden is of a generous size and is mainly laid to a level lawn, with access at the rear to open fields. There is also access to the detached garage and driveway parking which has space for several cars.

Planning permission was granted in January 2023, for the erection of a front porch extension and a single storey rear extension, along with the conversion of the loft to form habitable living space, incorporating hip to gable roof extension, as well as the creation of rear dormer and the installation of front rooflights. Further details from Horsham District Council (Ref: DC/22/2213).

Location

The village has a primary school, doctors' surgery, village hall, churches, public house and local shopping facilities including extended opening hours convenience store with post office, butcher, baker, hairdresser, vet, as well as a recreation field. More extensive facilities can be found at Henfield, approximately 4 miles to the South-East and Steyning, approximately 6 miles to the South. The A24, approximately 2 miles to the North-West, provides dual carriageway connections with Horsham (approximately 9 miles to the North). Horsham offers a wide range of shops, trades and services, as well as a main line railway station (with services to Gatwick and London-Victoria) and out of town superstore shopping. The A24 also connects with other major routes, including via the M23 to Crawley and Gatwick Airport. Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick.

Information

Property Reference: HJB03104

Photos & particulars prepared: April 2025 (Robert Turner MNAEA)

Services: All main services. Gas central heating system fired by a Viessmann boiler in the kitchen

Local Authority: Horsham District Council **Council Tax Band:** 'D'







Directions

Proceed to Partridge Green passing the recreational ground on your left. Turn right at the mini Roundabout into Littleworth Lane. Take the first right into Blanches Road and proceed to the 'T' Junction turning right into The Rise and the property will be seen on the left.

What Three words; <https://w3w.co/dictation.recovery.hillside>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.





GROUND FLOOR

23 The Rise, Partridge Green, Horsham, RH13 8JB

Approximate Area = 844 sq ft / 78.4 sq m

Garage = 140 sq ft / 13 sq m

Total = 984 sq ft / 91.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025.



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