



**Littleworth Lane
Partridge Green, RH13 8JE**

£475,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**



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LOCATION

Located directly opposite Jolesfield Primary School, this property sits in the heart of Partridge Green, one of Sussex's most sought-after villages. A short stroll brings you to the Co-op, local butcher, café, and popular country pubs. The area is surrounded by countryside and scenic walks, including the Downs Link, and offers excellent road links to Horsham, Steyning, Shoreham and the A24. Whether you're a family looking for top local schools, or downsizers seeking peace and convenience, this location delivers community charm with everyday essentials on the doorstep - all within a welcoming, semi-rural setting.

PROPERTY

Tenure: Freehold

This semi-detached three-bedroom character home blends period charm with modern convenience and offers scope to extend (subject to planning permission), making it ideal for those looking to grow into a long-term home.

The ground floor features a bright and inviting living room, a separate dining/family room, and a modern stylish kitchen/diner overlooking the garden. There's also a utility area and convenient downstairs WC. The layout is both practical and full of charm with homely touches throughout.

Upstairs, the home offers three double bedrooms and a stylishly finished family bathroom. The rooms are flooded with natural light, and the interior has been well cared for. Whether you're moving straight in or updating gradually, the property offers excellent flexibility.

Given its generous plot there is significant potential to extend to the side or rear (STPP), which could transform this into a larger family home in an already prime position.

OUTSIDE & GARDEN

The beautiful south-west facing garden is a private oasis, thoughtfully planted and ideal for relaxing, gardening or entertaining. A sunny patio area connects seamlessly with the lawn and there's plenty of space for children to play or pets to roam. The tarmacked driveway at the front of the home provides ample off-road parking, and the overall setting is peaceful, green and full of potential. With such a generous outdoor footprint, this garden perfectly complements the home's character and offers space to grow.





Buses

3 minute walk



Shops

Co-op Food
5 minute walk



Trains

Christ's Hospital – 8.8 miles
Horsham – 8.9 miles



Airport

Gatwick
20.3 miles



Roads

M23
11.9 miles



Sport & Leisure

Henfield Leisure Centre
3.7 miles
Steyning Leisure Centre
5.6 miles



Rental Income

£1,950 pcm



Schools

Jolesfield CofE Primary
Steyning Grammar School



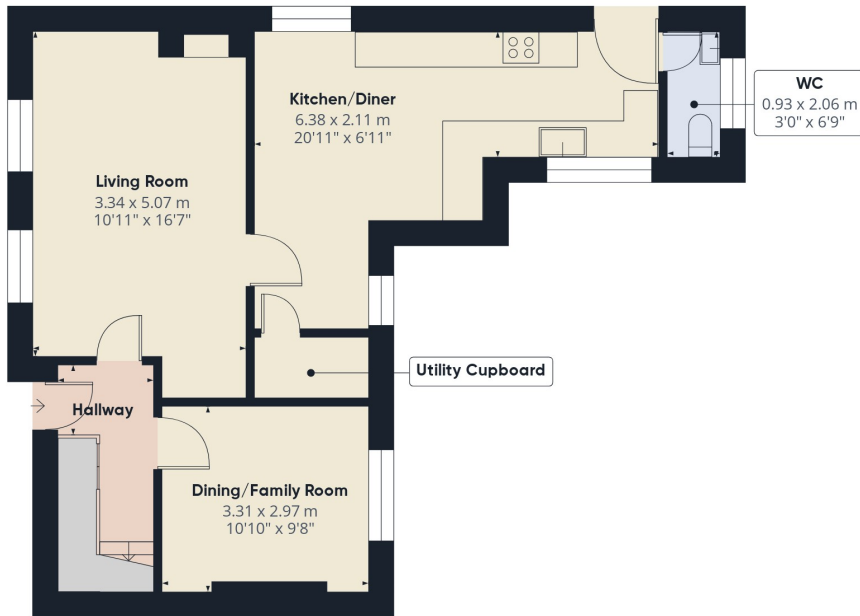
Broadband

Up to tbc Mbps

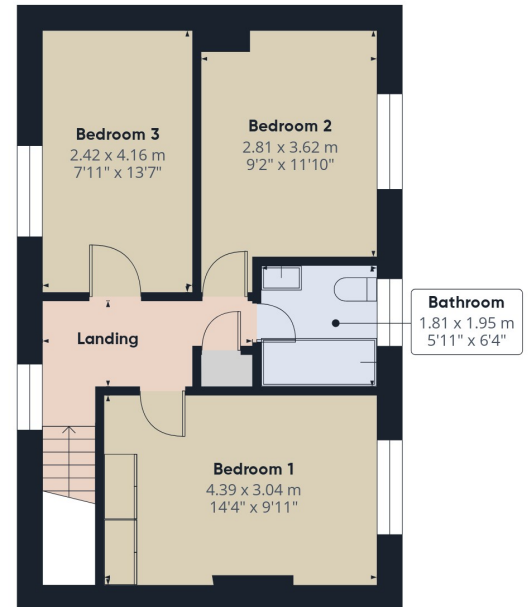


Council Tax

Band C

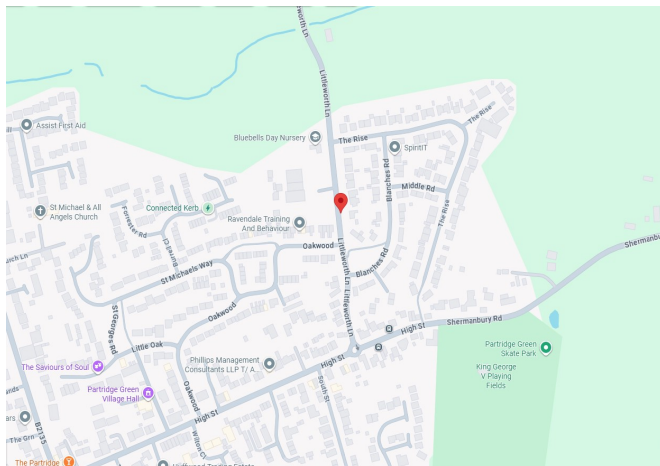


Ground Floor



Floor 1

Map Location



Total Approximate Floor Area
1,205 sq ft / 112 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing arrangements by
appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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