



10 South Street

Partridge Green, Horsham, West Sussex, RH13 8EL

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Alex Harvey
A passion for property

10 South Street

A well-presented two-bedroom semi-detached home, with plenty of potential, situated on a mature plot with a 100ft, southwest facing rear garden. Conveniently located in the village of Partridge Green, close to local amenities and just a short drive from Horsham railway station.

- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN AND DINING ROOM
- LOFT ROOM
- GARDEN OFFICE
- 100FT SOUTHWEST FACING GARDEN
- CONVENIENT VILLAGE LOCATION



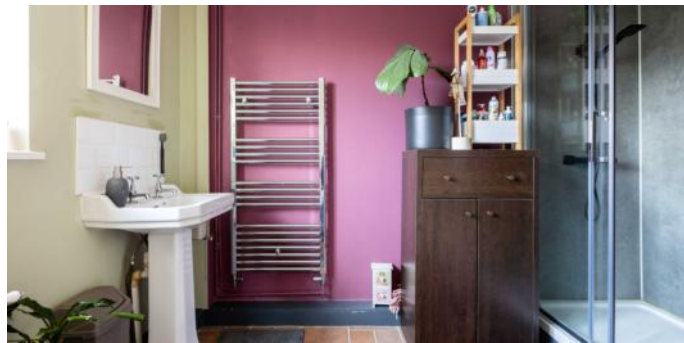
This conveniently located period cottage, offers spacious and versatile accommodation arranged over three floors and set on a generous plot with southwest facing, 100ft rear garden.

The front door leads into the sitting room, with stylish yet practical wood-effect flooring and feature fireplace with ornate mantel and an open fireplace. An archway leads to the central dining room which has the stairwell to the upper floors.

A further archway leads to the kitchen, a lovely feature of this property, with shaker-style units, solid wood worktops, range-style cooker with extractor over and spaces for a fridge/freezer, dishwasher, washing machine and dryer.

An internal door leads to the modern, bathroom, fitted with a white suite comprising panelled bath, w.c., pedestal basin, separate corner shower cubicle with a power shower and finished with brick-effect tiling.

The stairwell leads to the first floor with two double bedrooms, one of which has built-in storage. A continuation of the stairs leads to the loft room which is currently being used as a bedroom.



OUTSIDE

The property is approached via a courtyard-style front garden with a shared pathway leading down the side of the property providing access to the back garden. The 100ft, southwest facing garden is a particular feature of this home, with plenty of scope for aspiring gardeners. Mainly laid to lawn with mature hedging, and paving leading to the garden office, with power & lighting.

Partridge Green is a popular village with a high-rated butcher, local shops, two well-regarded public houses, church, and primary school. Approximately nine miles south of Horsham with a mainline railway station with services to London, the south coast and Gatwick. Surrounded by beautiful West Sussex countryside, the village is criss-crossed with footpaths and bridle ways.





Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, mains gas, water, and mains drainage are currently connected to the property.
Council Tax Band D. EPC - D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

