



8a | Staples Hill | Partridge Green | West Sussex | RH13 8LE

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £675,000 to £695,000 | Freehold



- Spacious detached four bedroom family house.
- Occupying a corner plot backing onto fields and light woodland
- Spacious ground floor accommodation with four reception rooms
- Re-painted kitchen with utility and large conservatory
- Cloakroom, modern ensuite shower room and family bathroom
- Double glazed windows, UPVC external doors, gas central heating
- Drive and attached double garage
- No onward chain. Viewing recommended

Description

An extremely well-presented detached family house constructed around 1991, occupying a good size corner plot backing onto fields and situated at the end of a modern development of similar properties. The property has been extremely well maintained by the present owners during their time in occupation. This includes replaced floor coverings and carpets throughout, UPVC double glazed windows installed in 2017, a large conservatory erected in around 2010, whilst both the bathroom and ensuite have been replaced in recent years. The property has spacious accommodation over two floors that includes sitting room, study, playroom, kitchen with utility and cloakroom plus large conservatory on the ground floor, whilst on the first floor are four bedrooms and two bathrooms. Outside is a drive and an attached double garage as well as good sized and well stocked, secluded gardens with gated access to a footpath that leads to the village and extensive countryside walks.

Open Covered Porch with UPVC double glazed front door with glazed side panel leads to the **Entrance Hall** with luxury vinyl wood effect flooring, understairs storage cupboard and central heating programmer. The **Sitting Room** is a double aspect room with a bay window overlooking the front of the property and a double-glazed casement door to the rear garden. Gas flame effect fire with decorative surround, marble insert and hearth. The **Study** has a double-glazed window overlooking the rear of the property. **Playroom/Dining Room** has double glazed double casement doors to the rear garden. The **Kitchen** is fitted in white painted units with heat resistant work services and part tiled walls. Fibre silica single drainer sink top with monochrome tap, hanging wall cabinets, fitted Bosch dishwasher, Stoves oven with four-ring gas hob and extractor over. Space for upright, fridge freezer. Contemporary radiator, tiled floor with underfloor heating. The kitchen

opens into a wonderful **Conservatory** that is not overlooked and has a tiled floor with underfloor heating, double radiator further contemporary radiator and double doors leading to the rear garden. From the kitchen is a **Utility Room** with a circular stainless steel sink top with tiled splashback, space and plumbing for washing machine and tumble dryer, tiled floor, radiator/towel rail. Access panel to roof space and door to the attached double garage. **Cloakroom** fitted in a suite comprising low-level WC pedestal wash hand basin with tiled splashback, tiled floor, double glazed window with obscured glass.

From the entrance hall stairs lead to the **First Floor Landing**. Access panel with ladder to insulated and boarded roof space with light. Built-in airing cupboard with gas combination boiler. The **Main Bedroom** has large built-in overstairs storage with hanging rails and double-glazed window. The **Ensuite** has been refitted in a modern white suite, comprising quad shower, with a thermostatically controlled deluge head shower. Moulded wash hand basin with vanity unit and fitted mirror over, close coupled WC, fully tiled walls, tower/radiator, laminate flooring and extractor fan. The **Second Bedroom** has one double and one single wardrobe cupboard. The **Third Bedroom** has a built-in wardrobe cupboard, window with pleasant outlook over the rear garden and fields beyond, whilst the **Fourth Bedroom** has a fitted wardrobe cupboards plus overhead locker storage and again a lovely outlook over the rear garden and fields beyond. The **Bathroom** has also been refitted and comprises a white suite comprising a 'P' shaped bath with thermostatically controlled shower and further hand shower, mainly tiled walls, wash hand basin and WC set in vanity unit, electric shaver point, Dimplex heater and laminate flooring.

Outside: the property is approached by a partially shared driveway with parking for several cars leading to the attached **Double Garage** with twin up-and-over vehicular doors rear personnel door. Electric light and power and useful roof storage void. Gated access either side of the property lead to the pretty, well stocked and secluded gardens that lie to the north, east and south of the property. To the rear of the garage is a paved area interspersed with shingle and flower beds and a timber garden shed. This leads to an area of lawn with mature flower and shrub beds and a paved sitting out area. The main area of garden is laid to level lawn with mature shrub beds enclosed by a combination of a brick garden wall panel fencing. To the rear is a gated access and footpath leading to the village High Street, Littleworth Lane and countryside walks. Outside light point, power points and water tap.





Location

The property is pleasantly situated in a sought-after development of similar properties on the outskirts of Partridge Green. The area is well served by public houses with The Partridge, the Green Man and The Windmill all being within reach. The village has a primary school, doctors' surgery, village hall, churches and local shopping facilities including 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, whilst the A24, approximately 2 miles to the North-West, provides dual carriageway connections with Horsham (approximately 9 miles), that offers a wider range of shops, trades and services, as well as a main line railway station with services to Gatwick and London-Victoria.

Information

Property Reference: HJB02474 Photos & particulars prepared: January 2023
Services: All main services Local Authority: Horsham District Council. Council Tax Band: 'F'

Directions

From Partridge Green High Street proceed West to the T-Junction, turning right onto Church Road. Take the third turning on the right into Staples Hill, where the property will be found Proceed to the end of the development on the left-hand side. What three words: <https://w3w.co/condiment.drones.reinvest>

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

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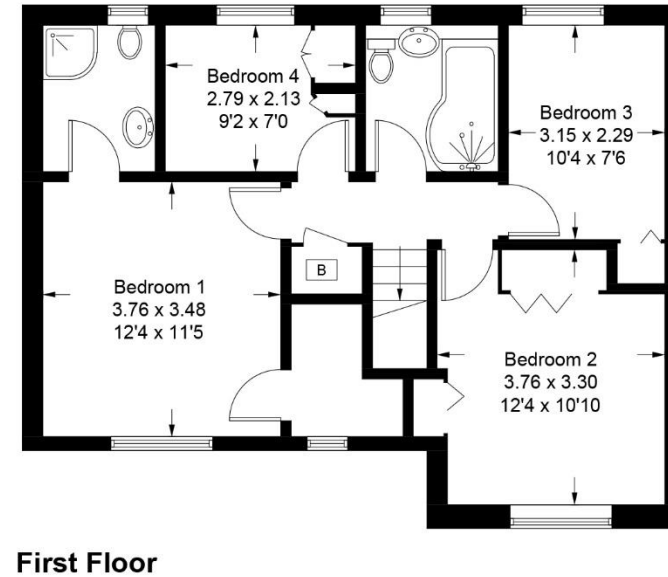
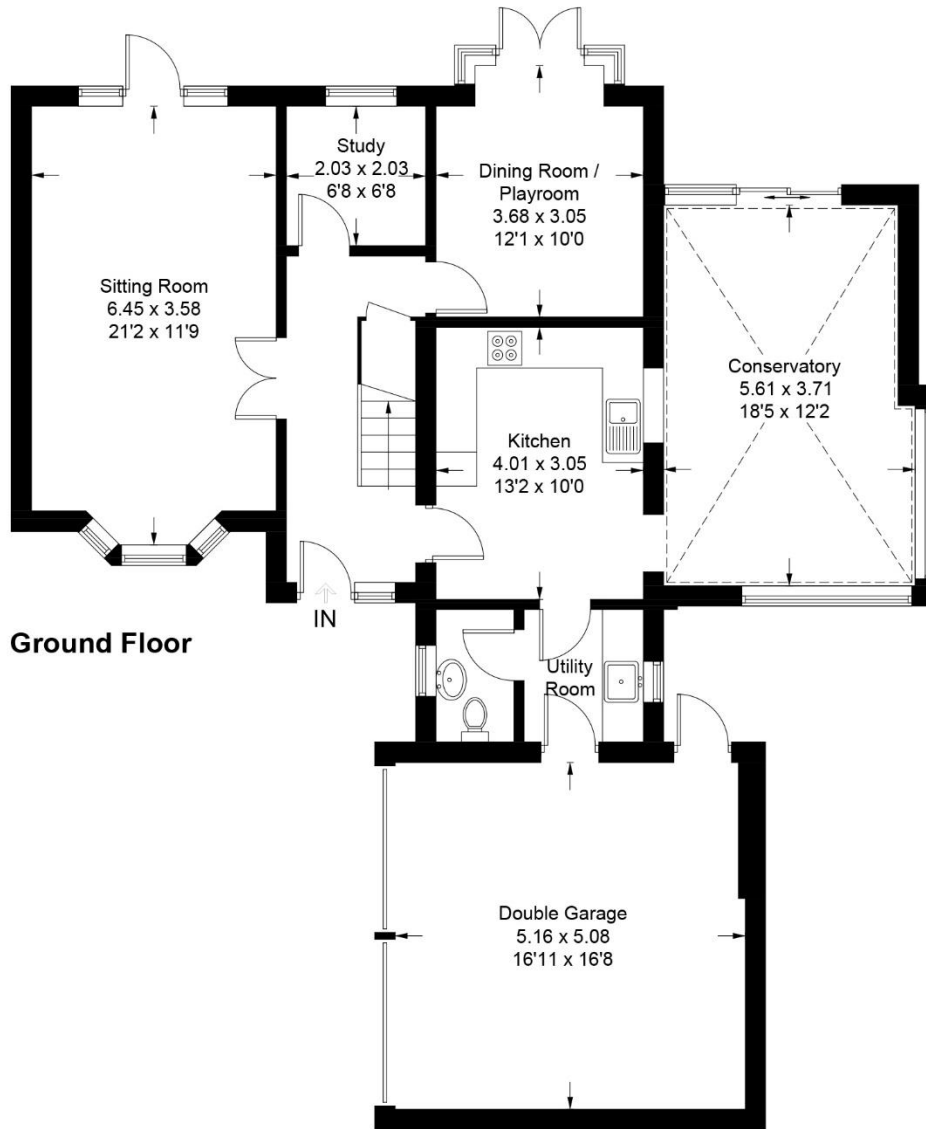
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Staples Hill, RH13



Approximate Gross Internal Area = 175.9 sq m / 1893 sq ft (Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.(ID932807)



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Chartered Surveyors : Estate Agents

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