



High Street, Partridge Green, RH13 8HR



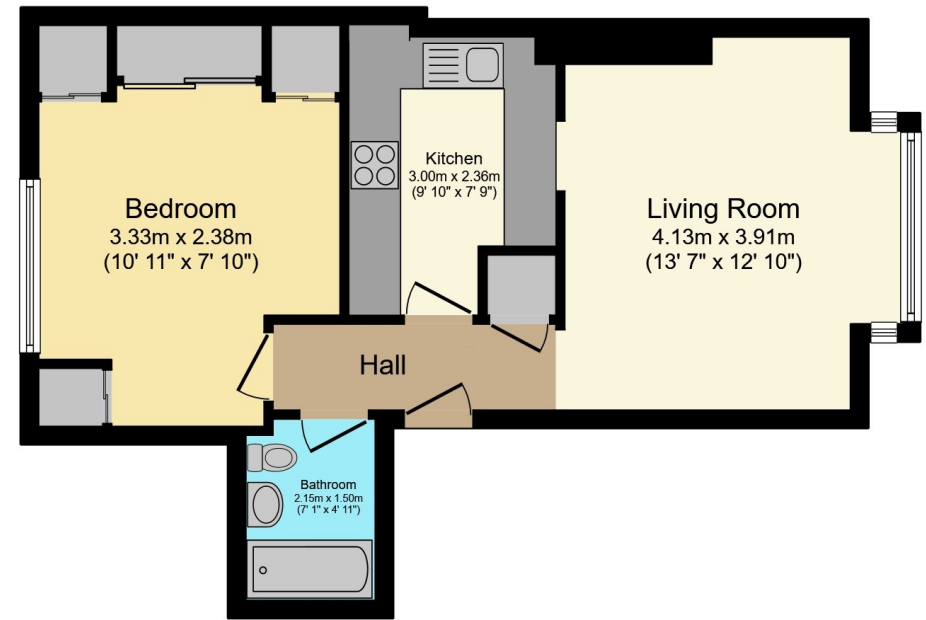
The property is hosted in a tastefully converted building, retaining its original charm whilst offering modern comforts.

Step inside to discover a flat thoughtfully designed for comfortable living. The reception room is the first to greet you, a space that boasts high ceilings and large windows, bathing the room in natural light. This room currently serves as a lounge/diner, setting the stage for a cosy movie night or a dinner with friends.

The heart of this home is undoubtedly the kitchen, equipped with modern appliances. The window to the lounge/diner ensures that the space is well-lit, and allows for a feeling of openness and connectivity to the rest of the home.

The bedroom is a comfortable double room, offering ample space for rest and relaxation. The built-in wardrobes provide convenient storage, helping to keep the room tidy and clutter-free.

The property is completed with a well-appointed bathroom, which features a large shower, offering a refreshing start to your day or a relaxing end to a busy one.



Floor Plan

OUTSIDE

The property benefits from a communal garden, offering a peaceful retreat to enjoy the outdoor space at your leisure. One of the unique features of this property is its dedicated parking space which is a rarity in such a bustling location.

In conclusion, this one-bedroom flat offers a unique opportunity to acquire a home that combines village charm with modern conveniences. Whether you're a first-time buyer looking to step onto the property ladder, or an investor seeking a promising investment, this property is a perfect choice. Be sure not to miss out on this wonderful opportunity.

ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Term: 125 years from 25 December 1988
Service Charge: £350 per quarter

AGENTS NOTE – We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Total Approximate Floor Area

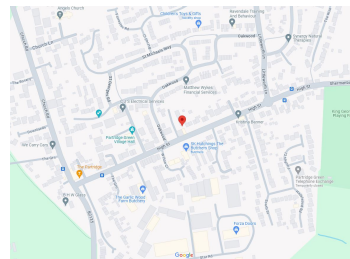
499 sq ft / 46 sq m

Viewing arrangements by appointment through :

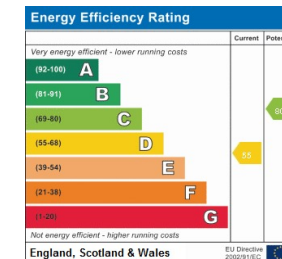
Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk



Map Location



EPC Rating



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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2-6 East Street, Horsham, West Sussex, RH12 1HL



Buses
3 minute walk



Shops
Co-Op Food
Stone's throw



Trains
Christ's Hospital – 9 miles
Horsham – 9.2 miles



Sport & Leisure
Henfield Leisure Centre
3.7 miles



Rental Income
£900 pcm
6% rental yield



Schools
Jolesfield CoFE Primary
Steining Grammar



Broadband
Up to 67 Mbps



Roads
M23
11.7 miles



Council Tax
Band B