

OVER 60?

Secure this property
for up to **59% less!**



Price

£975,000

Freehold

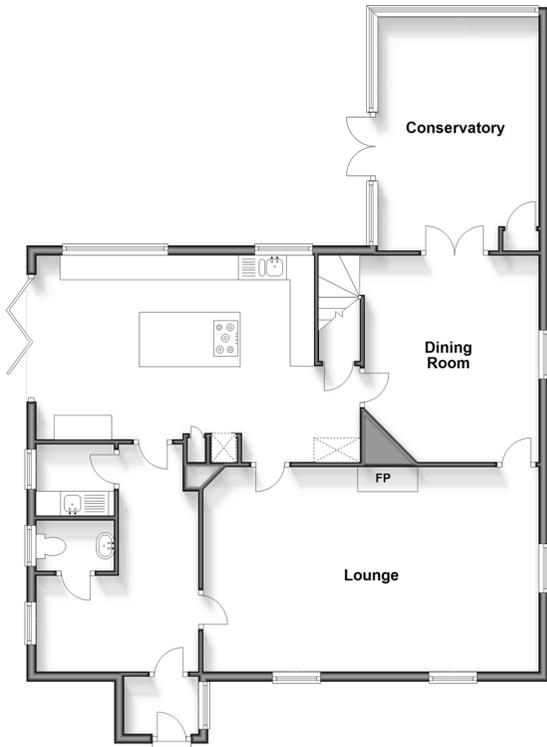
4x  2x  2x 

Bines Road, Partridge Green, Horsham,
West Sussex, RH13

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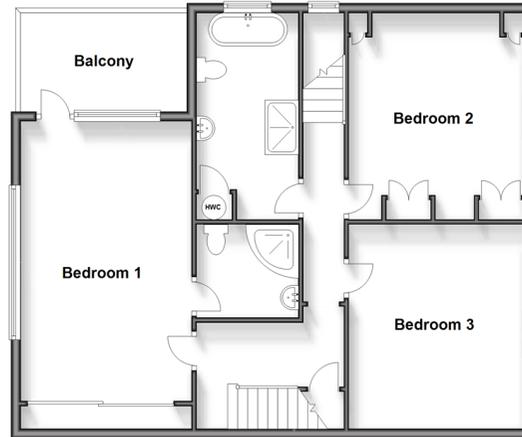
Ground Floor

Approx. 107.7 sq. metres (1159.1 sq. feet)



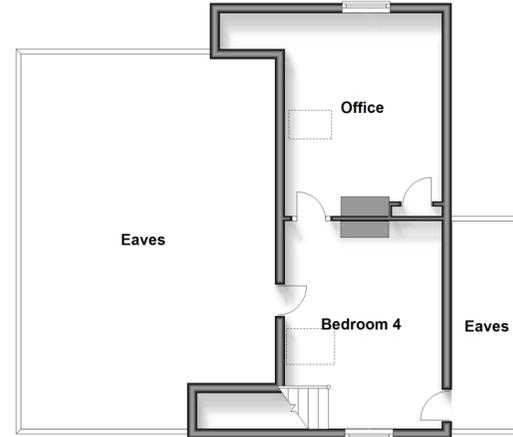
First Floor

Approx. 81.7 sq. metres (879.0 sq. feet)



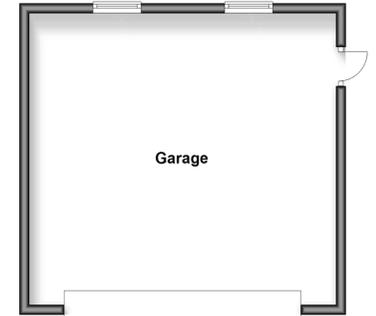
Second Floor

Approx. 30.3 sq. metres (328.3 sq. feet)



Outbuilding

Approx. 38.3 sq. metres (412.2 sq. feet)



Accommodation

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Cloakroom
- Lounge: 22'11 x 13'11 into alcove (6.99m x 4.24m)
- Utility Room: 5'6 x 4'8 (1.68m x 1.42m)
- Kitchen: 19'1 (5.82m) x 13'9 (4.19m) narrowing to 12'6 (3.81m)
- Dining Room: 13'9 at widest point x 12'3 at widest point (4.19m x 3.74m)
- Conservatory: 15'9 x 10'4 (4.80m x 3.15m)

FIRST FLOOR

- Landing
- Bathroom: 13'9 at widest point x 6'11 (4.19m x 2.11m)
- Bedroom 3: 13'9 x 12'3 (4.19m x 3.74m)
- Bedroom 2: 13'9 into fitted wardrobes x 12'3 (4.19m x 3.74m)
- Bedroom 1: 20'11 into fitted wardrobes x 11'6 (6.38m x 3.51m)
- En Suite Shower Room: 6'10 x 6'3 (2.08m x 1.91m)
- Balcony

SECOND FLOOR

- Bedroom 4: 14'0 x 10'8 (4.27m x 3.25m)
- Office: 12'10 at widest point x 11'0 at widest point (3.91m x 3.36m)
- OUTBUILDING
- Garage: 20'11 x 19'8 (6.38m x 6.00m)

OUTSIDE

- Driveway
- Front & Rear Garden



Main features

- Stunning period home, lovingly restored
- Semi rural location on the edge of the popular village of Partridge Green
- Amazing rear garden overlooking fields, the perfect view to wake up to!
- Beautifully presented lounge, dining room and conservatory
- Well maintained and stylish kitchen/breakfast room

Nearest Schools

Primary Schools: Jolesfield CoFE Primary 0.8 miles, Ashurst CoFE Primary 2 miles, St Peter's CoFE Primary 4 miles. Secondary Schools: Farney Close School 7.4 miles, St Paul's Catholic College 10.3 miles, Christ's Hospital 9 miles.

Transport Information

Train Stations: Christs Hospital 9.8 miles, Billingshurst 13 miles, Horsham 10 miles

Address

Bines Road, Partridge Green, Horsham, West Sussex, RH13

Directions

For directions to this property please contact us.



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Call Horsham Branch 01403 269268 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(62) POTENTIAL: B(82)

20917271/20240320/SEH/CB