

Lettings

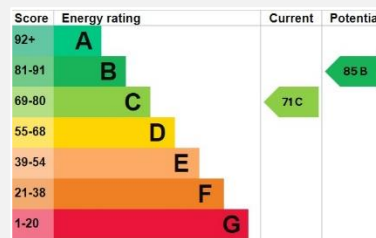


Little Hatch | High Street | Partridge Green | West Sussex | RH13 8HX

H.J. BURT
Chartered Surveyors : Estate Agents



- Unique detached single storey cottage.
- EPC: D | Council Tax: C | Deposit: £1,730.00
- Two double bedrooms and two bathrooms
- Large living space
- Pretty rear garden
- Integral garage
- Close to countryside walks



Description

An unusual and characterful detached two bedroom single storey cottage with integral garage with electric door, pretty garden and off road parking. Situated in quiet location at the end of a small close, just off the High Street and close to the Downs Link offering beautiful walks in the countryside, bus routes, local shopping facilities. Pets allowed.

Lounge 13' 3" x 20' 3" (4.04m x 6.17m)

Beamed ceiling, laminate floor, french doors leading to garden, 2x radiators

Kitchen 13' 5" x 9' 6" (4.09m x 2.89m)

fitted range of wood effect wall and base units with integrated electric oven and hob, integrated dishwasher, freestanding fridge freezer, plumbing for washing machine, open plan to living room

Bedroom 1 13' 3" x 12' 4" (4.04m x 3.76m)

Beamed ceiling, timber framed windows overlooking garden, cork flooring

Ensuite Shower

Shower cubicle, WC and basin, radiator, tiled floor.

Bedroom 2 16' 6" x 10' 5" (5.03m x 3.17m)

Beamed ceiling, tiled floor

Bathroom

White suite comprising bath, low level WC and basin

Inner Lobby

Door leading to garage

Rear Garden

Pretty private patio bordered by flower beds, garden shed

Location

what3words: ///goats.neutron.cascaded

Little Hatch lies at the centre of the small village of Partridge Green which offers local shops, with a more extensive range of facilities being available in the old market town of Steyning within approximately 5 ½ miles and also at the village of Henfield within approximately 3 miles. Access to the A24 North of Partridge Green is convenient (about 2 ½ miles) with the road providing dual carriageway connections to Horsham (approximately 9 miles) which offers an extensive range of facilities as well as a main line railway station. The A24 then connects to other major routes including Crawley and Gatwick Airport (approximately 17 miles) and thence to the M23 and national motorway network. The coastal town of Worthing is also accessible via the A24 (Southbound).

Information

- Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
- Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band C.
- Services:** Mains water, gas & electricity are connected. Gas central heating.
- Photos & particular prepared:** October 2026)
- Property Reference:** HJB00441

Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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