



1 POUND PLACE

*Barrington
& Company*

1 POUND PLACE, POUND STREET, PETWORTH, WEST SUSSEX, GU28 0DZ.

Within a short walk of the shops, a spacious period town house with south facing garden and double garage.

Siting room, dining room, kitchen/breakfast room, 4 double bedrooms, bathroom, shower room, study/box room, gas fired central heating, double garage, utility room with w.c. walled garden.

DIRECTIONS:

From our offices in Market Square proceed west on the one way system and follow signs to the public car park. The shared entrance to the property will be found on the right just before the car park.

SITUATION:

The property is tucked away within its own walled garden close to the centre of the town and within a short walk of shops and services. The attractive old market town of Petworth is probably best known for the National Trust owned Petworth House with its beautiful 750 acre parkland in the heart of the South Downs National Park. It also boasts a regular farmers market, first class deli and shops catering for most everyday needs. There are several pubs, restaurants and coffee shops. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. Communications with London are surprisingly easy with mainline stations at Haslemere (9 miles, Waterloo 60 minutes) and Pulborough (4 miles, Victoria 70 minutes). The A3 (M) is within a 14 mile drive.

DESCRIPTION:

This attractive Grade II listed town house has part timbered elevations of brick under a clay tiled roof. It offers light and spacious accommodation but would now benefit from some updating. From the garden a stable door opens to a hallway with polished wood floor and exposed stone walls. The open plan kitchen/breakfast room with its flag-stoned floor and beamed ceiling, has an open fireplace and the well planned kitchen area has a walk in pantry.





The double aspect sitting room is dominated by a magnificent inglenook fireplace and again, beams and exposed stone walls set the scene to this light but cosy room. From the hall stairs lead down to the basement dining room which is fully tanked and has a light well to the ground floor. A spiral staircase rises to the first floor and the master bedroom with its period stone fireplace, ensuite shower room and dressing area recess. The second bedroom has an open fireplace, a range of fitted wardrobes and a vanity unit. A smaller adjacent room would make an ideal study/home office and a family bathroom completes the first floor. The staircase continues to the second floor where there are two further double bedrooms, each with cupboards and vanity units.

OUTSIDE:

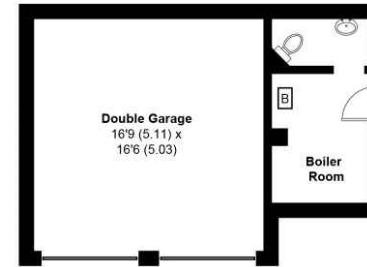
The south facing walled garden has been designed for ease of maintenance with paved terraces, a well stocked rose garden and a well. The brick built double garage has electric doors and an adjoining utility area with w.c. and gas fired central heating boiler. On the north side of the house a door from the kitchen leads to an adjacent courtyard across which the property has a pedestrian right of way to Pound Street.

SERVICES: Mains water, gas, electricity and drainage. Gas fired central heating.

COUNCIL TAX: Band G.

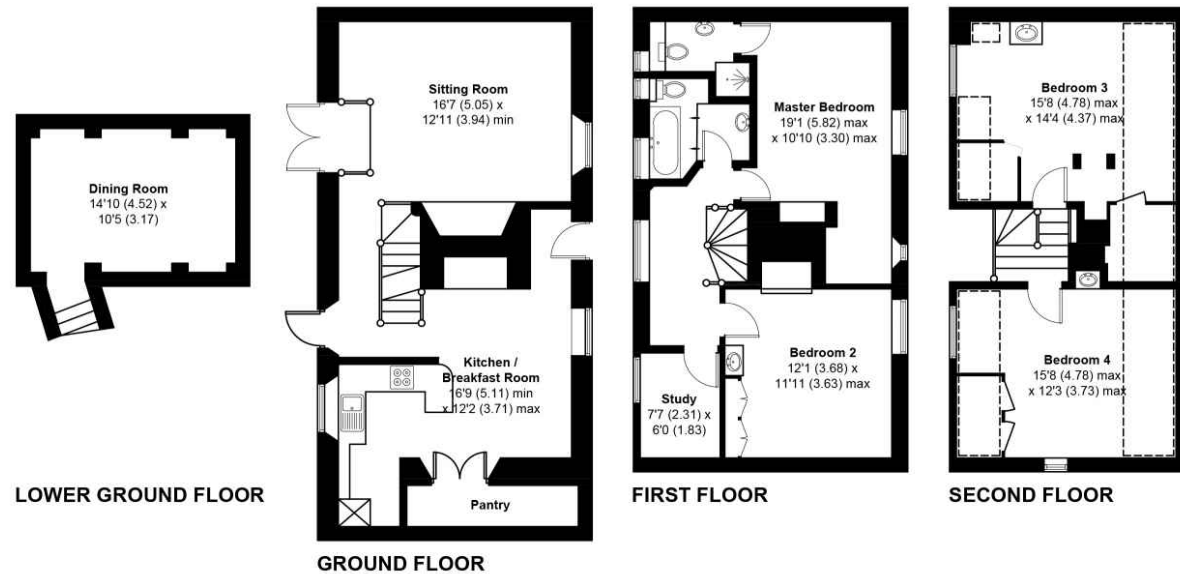
A 360-degree tour of the property is available on request

1 Pound Place, Pound Street, GU28 0DZ
 APPROXIMATE GROSS INTERNAL AREA = 1809 SQ FT / 168.1 SQ M
 OUTBUILDING = 379 SQ FT / 35.2 SQ M
 TOTAL = 2188 SQ FT / 203.3 SQ M



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID687476)



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