



SHEPHERDS

CHERRY'S BAKERY

**Barrington
& Company**

SHEPHERDS, GOLDEN SQUARE, PETWORTH, WEST SUSSEX, GU28 0AP.

A stylish and spacious three storey apartment, quietly situated within a Grade II listed building in the heart of the town.

Courtyard entrance, hall, media room, utility/cloakroom, sitting room, kitchen/dining room, 2 double bedrooms, bathroom, gas fired central heating.

DESCRIPTION:

A wrought iron gate opens to a courtyard entrance and the front door then leads into a hallway with utility/cloakroom and media room with tiled floor, beamed ceiling and fireplace with wood burning style electric stove. From the hall, stairs rise to the first floor landing and the kitchen with its reclaimed oak flooring is well-equipped with a range of fitted cupboards, built in Neff appliances, feature fireplace and space for a dining table. The adjacent double aspect sitting room has the same oak flooring, open fire place and a study nook with room for a small desk. The two double bedrooms are each accessed via their own staircases, the master has an impressive vaulted ceiling with exposed beams. Both bedrooms are serviced by a bathroom on the first floor with bath and walk in shower. A cupboard houses the gas fired central heating boiler.

SITUATION:

The property overlooks The Old Bakery and Golden Square in a quiet corner of the town, well away from the main traffic routes and close to Rosemary Gardens and the town car park within a few yards 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.

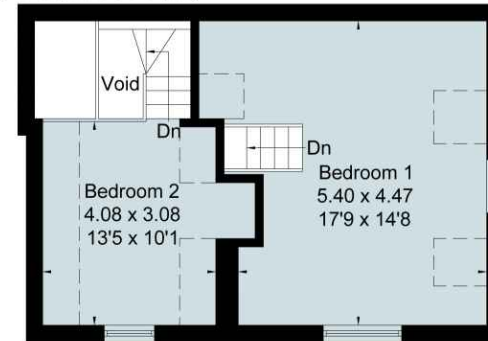
LEASEHOLD TERM:
189 years from 1988

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

COUNCIL TAX: Band D.
Chichester District Council – 01243
785166.

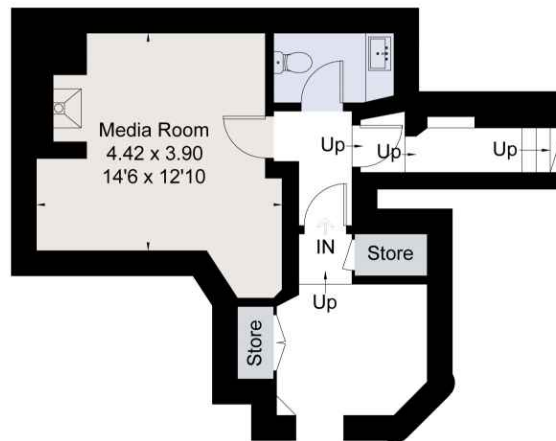


Approximate Area = 127.4 sq m / 1371 sq ft (Excluding Void)
 Store = 1.8 sq m / 19 sq ft
 Total = 129.2 sq m / 1390 sq ft
 Including Limited Use Area (7.7 sq m / 83 sq ft)

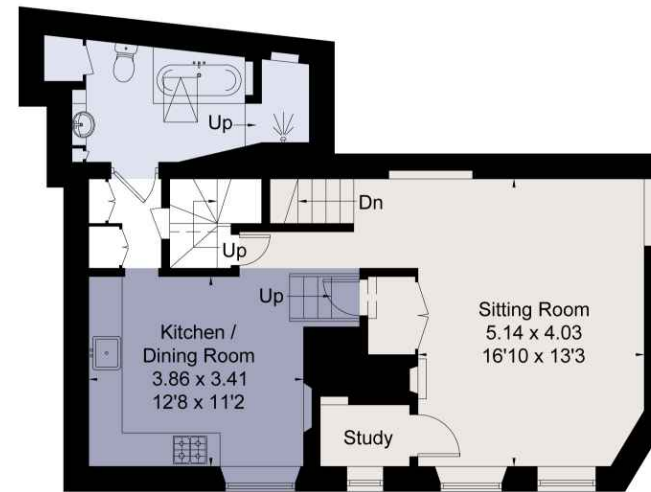


Second Floor

= Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 275388



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