



PETWORTH CLUB

*Barrington  
& Company*

**PETWORTH CLUB, LOMBARD STREET, PETWORTH, WEST SUSSEX, GU28 0AG.**

*Former Private Members Club Premises offering great potential for a variety of uses subject to usual consents.  
Freehold and part Flying Freehold.*

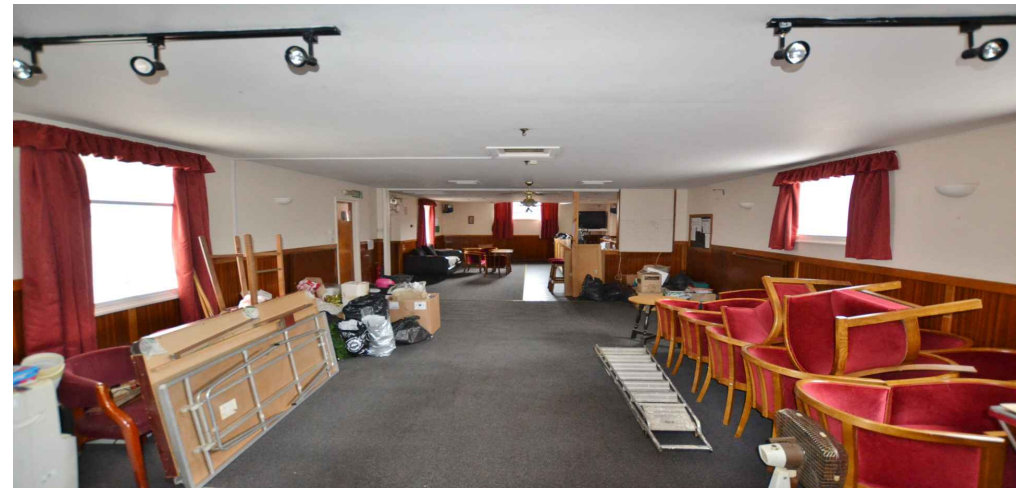
Entrance hall, 3 cloakrooms, 2 store rooms, 50 ft x 19 ft Bar, Snooker room, Gas fired central heating,

**DIRECTIONS:**

Entering the town from the north on North Street which then runs into East Street, turn right at the crossroads and continue into the Market Square. Park here. Then on foot proceed north from the Market Square into Lombard Street where upon the property will shortly be found on the left just past Kevis House Gallery.

**SITUATION:**

The Petworth Club is centrally situated on the west side of this pretty cobbled street off the Market Square, within easy walking distance of the many and varied shopping facilities offered in the town. 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. State schools in the area include Petworth Primary and Midhurst Rother College. Private schools include Seaford College, Dorset House and Conifers. 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:

The Grade II listed property has been a private members club since 1929 and is now being offered for sale on instructions by the Club's Trustees. It comprises a ground floor entrance with cloakrooms, staircase to first floor rooms including an open plan 50ft X 19ft Bar, 2 storage rooms and second staircase down to a Snooker room on the ground floor.

#### OUTSIDE:

From the ground floor entrance and the Snooker room there are doors opening to an enclosed yard area over which are various rights of access to neighbouring properties. The yard has a pedestrian access from Park Road.

RATEABLE VALUE: £2,750.

(under current use)

Chichester District Council.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E	47   E	
21-38	F		
1-20	G		



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