



HIERIST

***Barrington
& Company***

HIERIST, THE STREET, GRAFFHAM, WEST SUSSEX, GU28 0QE.

An attractive detached bungalow with small easily maintained garden and double garage, in a secluded but central village location.

Hall, Sitting/Dining room with Open Fireplace, Kitchen, Master Bedroom with ensuite Bathroom, 2 Further Bedrooms, 2nd Bathroom, Oil Fired Central Heating, Detached Double Garage, Ample parking, Gardens.

SITUATION.

The property is set back from the road in the centre of the village and just yards away from the thriving community owned village stores and café. Graffham also has 2 pubs, a parish church, a well regarded infants school and a variety of sports and social clubs. Petworth (5 miles) is an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town also benefits from a regular farmers market, first class deli and shops catering for most everyday needs. There are annual Petworth music and literary festivals and a range of vibrant societies. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. More comprehensive shopping facilities, including major supermarkets, can be found in Chichester (16 miles) as well as the renowned Festival Theatre. Communications with London are surprisingly easy with mainline stations at Haslemere (13 miles, Waterloo 60 minutes) and Pulborough (9 miles, Victoria 70 minutes). The A3 (M) is within a 17 mile drive.

DESCRIPTION.

This attractive detached bungalow was built in the early 1980's and has colour washed rendered elevations under a tiled roof.





It offers light and spacious accommodation, ample parking and a low maintenance garden. The front door opens to a hall with coat cupboard and leads on to the sitting/ dining room with its open fireplace and glazed sliding doors opening to a garden terrace. The kitchen is well fitted with a range of wall and floor units and ample worktops and a cupboard houses the oil fired central heating boiler, The master bedroom looks over the garden and has a range of fitted wardrobes and an ensuite bathroom. The second double bedroom also has fitted wardrobes and an adjacent bathroom, The third bedroom could provide room for a home office if required. Outside, one half of the detached double garage has been converted to provide a utility room.

OUTSIDE.

The property is approached by a shared gravel driveway which leads to a wide parking area between the bungalow and the garage. Paths on each side lead to the secluded rear garden with its paved terrace, lawn and well stocked shrub borders, The garden is enclosed by mature hedges.

SERVICES. Mains Water, Electricity and Drainage. Oil fired central heating.
COUNCIL TAX: Band F. Chichester District Council.



Approximate Area = 101.6 sq m / 1094 sq ft
 Garage = 29 sq m / 312 sq ft
 Total = 130.6 sq m / 1406 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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