



1 CHEQUERS COURT

***Barrington  
& Company***

## 1 CHEQUERS COURT, STATION ROAD, PETWORTH, WEST SUSSEX, GU28 0ES.

*In need of refurbishment, a modern end of terrace house in gated courtyard with parking and gardens, quietly situated within a short walk of the town centre.*

Hall, Cloakroom, Sitting/dining room, Kitchen, Three bedrooms, Bathroom with separate shower. Gas fired central heating, Parking for 2 cars, Front and rear gardens.

### DIRECTIONS.

From Market Square, proceed south on Pound Street and into Station Road, At the mini roundabout turn left, just past Newlands House into the entrance to Chequers Court.

### SITUATION.

Chequers Court is quietly situated well away from main traffic routes but within a short walk of the town centre. 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.

This end of terrace house is one of a small development of five properties in a private gated courtyard and was built in 1999. It is in need of redecoration and refurbishment but offers light and spacious accommodation. The front door opens to a hall with cloakroom and the L shaped Sitting/Dining Room has double doors opening to the rear garden. The fitted kitchen has a range of base and wall units, gas hob, electric double oven and space for fridge freezer and washing machine. From the hall, stairs lead to the first floor landing and three bedrooms together with a bathroom with disabled access shower and separate shower cubicle.

#### OUTSIDE.

To the front of the property there is a small walled patio and 2 allocated parking spaces. A side access leads to the rear garden which is partly walled and paved for ease of maintenance.

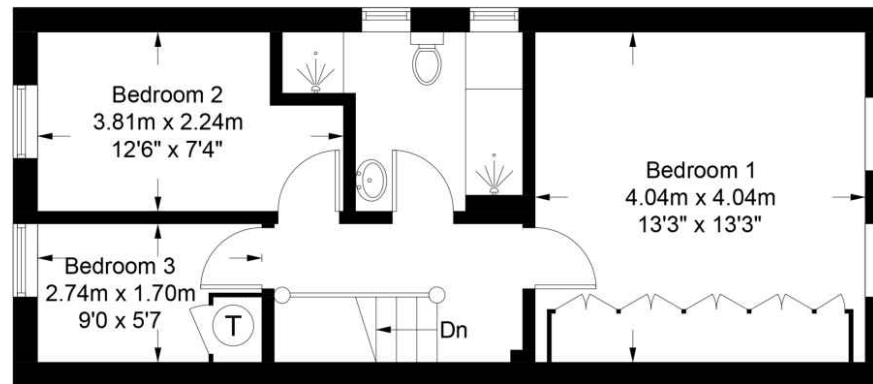
#### SERVICES.

Mains water, gas, electricity and drainage. Gas fired central heating.  
COUNCIL TAX: Band E. Chichester District Council.

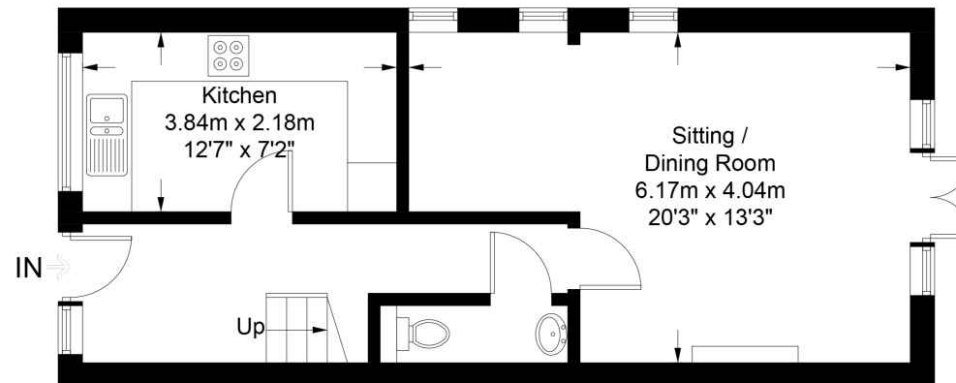




Approximate Gross Internal Area  
82.5 sq m / 888 sq ft



### FIRST FLOOR



### GROUND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created for Barringtons & Company by Emzo Marketing (ID954989)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



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