



32 LITTLECOTE

*Barrington
& Company*

32 LITTLECOTE, PETWORTH, WEST SUSSEX, GU28 0EF.

An attractive end of terrace house in need of internal refurbishment with 52 ft rear garden, garage and within a short walk of school and town centre.

Hall, Sitting room with fireplace, Kitchen, Dining room, 3 bedrooms, Bathroom, Gas fired central heating, Front garden and 16m (52ft) rear garden, Garage.

DIRECTIONS:

Leave the town centre on the Chichester road (A285), proceed over the first mini-roundabout and take the first exit at the second mini-roundabout into Dawtrey Road. Take the second left into Littlecote and No 32 is at the end of first terrace on the left.

SITUATION:

Littlecote is a small development of houses situated in a pleasant residential area on the southern edge of the town. Petworth is an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town offers a good range of shops for everyday needs together with a wealth of antique shops. State schools in the area include Herbert Shiner primary and middle school in Petworth and Midhurst Grammar. In the private sector, Seaford College, Dorset House, St Margaret's and Conifers. Sporting activities include golf at Cowdray Park and Osiers Farm, Polo at Cowdray Park and horse racing at Goodwood and Fontwell. Communications with London are surprisingly easy with mainline stations at Haslemere (10 miles, Waterloo 60 minutes) and Pulborough (5 miles, Victoria 70 minutes). The A3 (M) is with a 14 mile drive.





DESCRIPTION:

This attractive end of terrace house dates from the early 1970's with part tile hung elevations of brick under a pantiled roof. The property is in need of refurbishment but has had a new gas fired boiler fitted recently. The front door opens to a small hallway leading to the sitting room with recessed arched alcove and fireplace fitted with gas fire. The sitting room leads through to the dining room which overlooks the rear garden and a glass screen and sliding door divides it from the kitchen with built in cupboards and a door to the garden. From the hall stairs rise to the first floor with three bedrooms and a bathroom.

OUTSIDE:


To the front of the property there is an area of lawn with flower borders. The garden to the rear is entirely laid to lawn. There is a **SINGLE GARAGE** located in a block opposite the house.

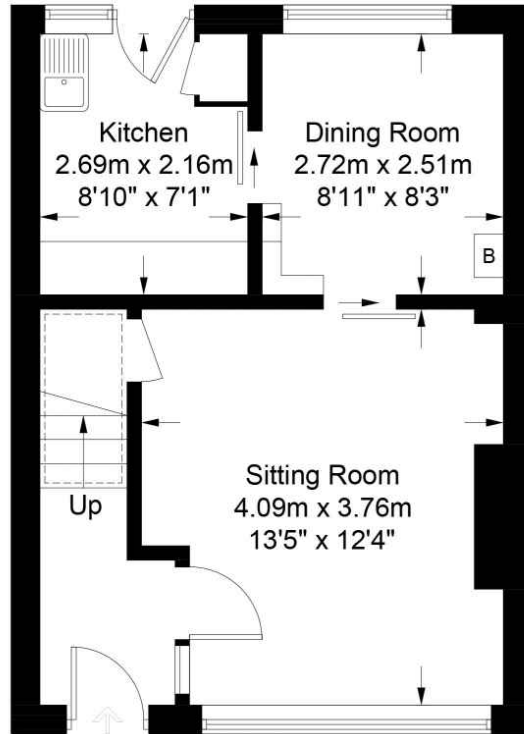
SERVICES: Mains gas, water, electricity and drainage, gas fired central heating by radiator.

COUNCIL TAX BAND: Band C.
Chichester District Council:

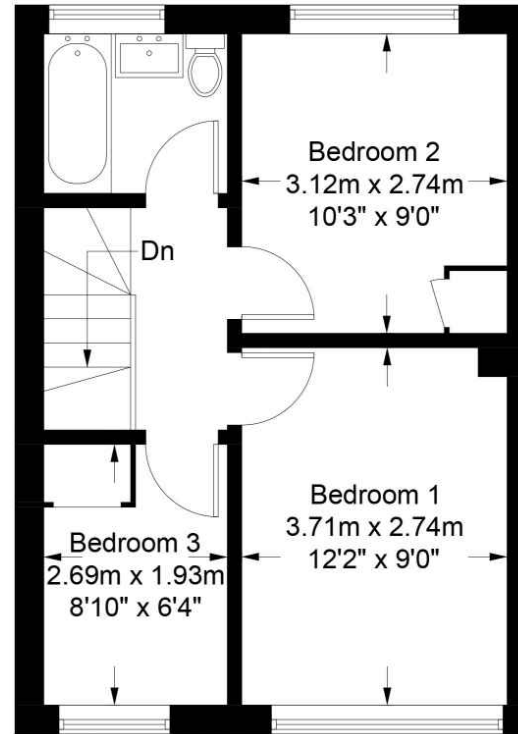


Approximate Gross Internal Area = 67.0 sq m / 721 sq ft

 = Reduced head height below 1.5m



GROUND FLOOR



FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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