



HARRISON BRIDGER
INDEPENDENT ESTATE AGENTS

Residential
Commercial
Sales
Lettings



9 Old School Close, Petworth GU28 9BF
GUIDE PRICE £525 000



Attractive 3 Bedroom end of terrace house finished to a very good standard with a beautiful landscaped garden on a quiet, spacious secluded private estate

**ENTRANCE HALL • LIVING ROOM • KITCHEN • CLOAKROOM •
3 BEDROOMS • FAMILY BATHROOM • GARAGE • LARGE GARDEN •
CLOSE TO TOWN CENTRE & PETWORTH PARK**



Harrison Bridger are pleased to offer this spacious 3 bedroom house that dates from 2018, and is in excellent condition and decorative order, carpeted throughout. Finished in neutral colours this modern property is ready to move into without any work necessary. Single garage, recently landscaped garden with a shed, 2 parking places and large front garden.

SOLE AGENTS. NO CHAIN. VIEWING HIGHLY RECOMMENDED

Accommodation includes :

ENTRANCE HALL

Staircase leading to the first floor. Understairs storage cupboard and cloakroom

LIVING / DINING ROOM

Bright room with doors leading to garden.

KITCHEN

Fully fitted with appliances.

CLOAKROOM/WC

STAIRCASE LEADING TO GALLERY LANDING

Storage / airing cupboard



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BEDROOM 1

BEDROOM 2

BEDROOM 3/ STUDY

FAMILY BATHROOM

Fully tiled, bath, shower with glass screen, suspended vanity unit, WC

SINGLE GARAGE

Up and over door, with potential to convert into more living space, subject to permissions

LARGE REAR GARDEN

Recently landscaped with a variety of plants, mainly laid to lawn with seating area and fully enclosed,

FRONT GARDEN

With green spaces and ample parking with potential for more parking, access to rear garden

OLD SCHOOL CLOSE is an exclusive spacious secluded, quiet, private estate with green spaces and all privately owned. Easy walking distance into Petworth town centre and Petworth park.

PETWORTH is a Medieval market town set within the pretty countryside and still holds on to its past with winding lanes, historical buildings and is known as the antiques centre of the south. One such famous building is Petworth House, a 17th Century mansion set within stunning and beautiful Deer Parks designed by Capability Brown and lies just north of the South Downs. It has an excellent cross section of independent shops for everyday needs and good primary school, three churches, tennis court, bowling green, cricket and football pitches. Golf is at Goodwood, Cowdray and an 18 hole course two miles north of Petworth.

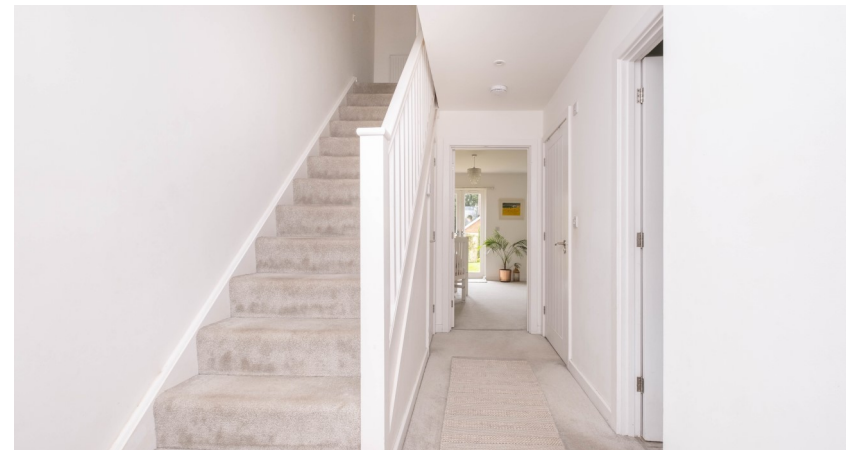
Pulborough mainline station (serving the coast, Gatwick 47 mins and Victoria 80 mins and London Bridge 83 mins) is 6 miles and Haslemere station (Waterloo 51 minutes) is 10 miles away. Chichester and the coast with the yacht basin and the cathedral city with its excellent shops, supermarkets and Festival Theatre lies approximately 15 miles to the south.



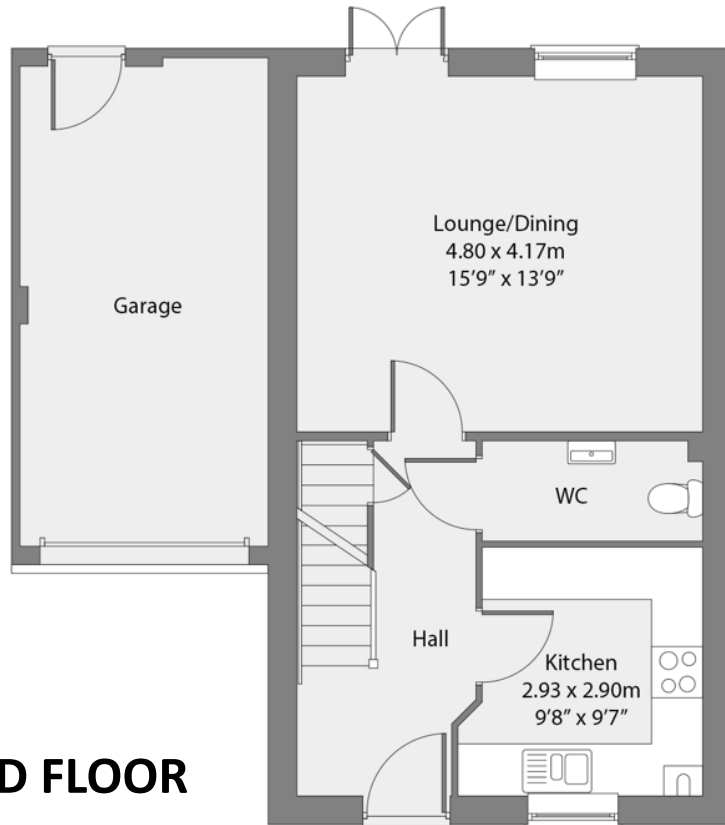
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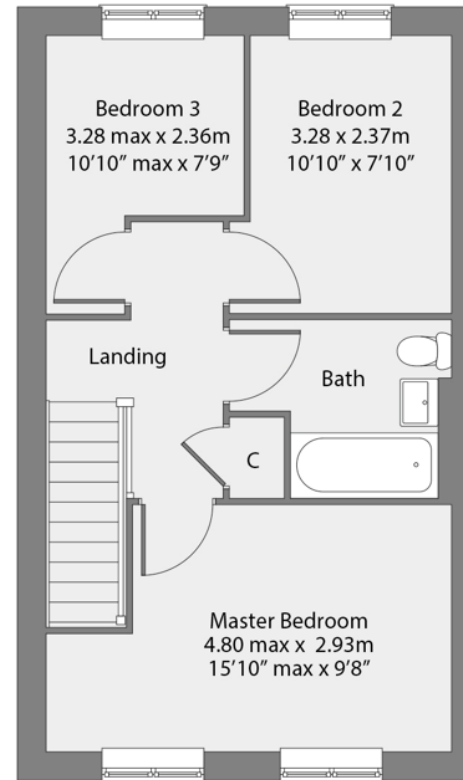
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GROUND FLOOR



FIRST FLOOR

IMPORTANT NOTICE

1. These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute part of an offer or contract.
2. All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
3. The floor plan is published for convenience only. Although it is thought to be correct its accuracy cannot be guaranteed and it does not form part of the contract. NOT TO SCALE.
4. The property including services are believed to be in good working order, however, nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
5. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
6. Any area measurements or distances referred to herein are approximate only.
7. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
8. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by a way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact our office.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 96 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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