



Price range £425,000 - £450,000
South Grove, Petworth, West Sussex

KW ADVANTAGE
KELLERWILLIAMS



South Grove, Petworth, GU28 0ED

Built around 1930 and extended to the side in the early '70s, this mature four bedroom semi detached house offers family-friendly accommodation within a moments walk of Petworth Primary School and Wakoos nursery / preschool. Older children catch a bus to Midhurst Rother College and there's also a very active youth club available at the nearby Sylvia Beaufoy Centre. The current owners moved here over 25 years ago and added a lovely conservatory to the rear shortly afterwards. The property benefits from an additional piece of garden licenced from Hyde Housing at a nominal rent of 50p per year, The garage adjacent to the garden is also owned by Hyde and the sellers say that it is permanently allocated to the property at a zero rent - please do check this with your conveyancer.

There is a gated, enclosed driveway and front garden, with plenty of on road parking around the lovely green opposite. The living room features a cosy open fire and the good sized kitchen / dining room has plenty of scope for the next owner to add their own stamp of personality. There is a useful utility room, leading to a ground floor shower room / wc. The conservatory opens onto a long, well established garden with mature trees, shrub and flower borders and lots of space for children to play whilst adults relax with friends. The family bathroom is also on the ground floor, although it could easily be converted into a study instead, if a new bathroom were installed upstairs. From the landing are all four bedrooms. Although there isn't currently a family bathroom on the first floor, it wouldn't be a massive job to reconfigure the space in order to create one, perhaps from one end of Bedroom 2, subject to the relevant consents being obtainable,

With so much potential, this warm and welcoming home really does offer lots of opportunity for modernisation and improvement. Petworth's bustling town centre is only a short stroll away, as is Petworth Parks 750 acres of beautiful parkland, perfect for burning off some energy or simply going for a lovely walk at the end of a busy week. Being situated within the South Downs National Park means that stunning countryside is to be found almost from the front door.

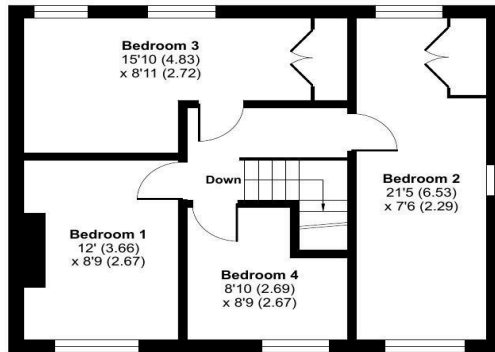




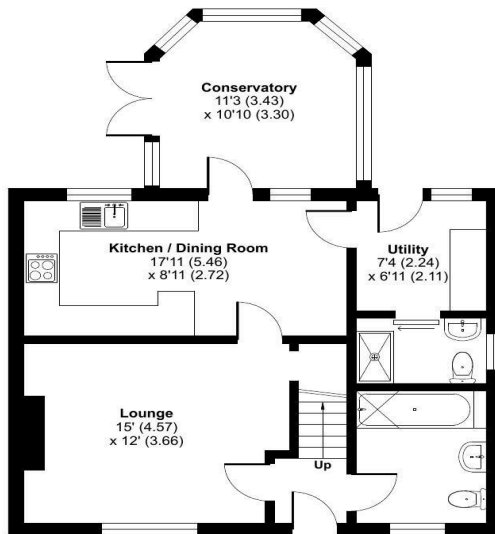
South Grove, Petworth, GU28

Approximate Area = 1220 sq ft / 113.3 sq m
 Garage = 193 sq ft / 17.9 sq m
 Outbuilding = 48 sq ft / 4.4 sq m
 Total = 1461 sq ft / 135.6 sq m

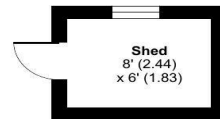
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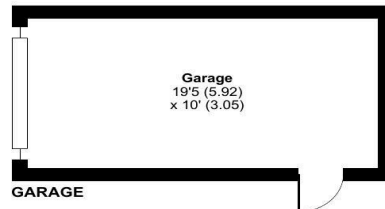
FIRST FLOOR



GROUND FLOOR



OUTBUILDING



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1102423



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			70
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

