



18 STATION ROAD

***Barrington
& Company***

18 STATION ROAD, PETWORTH, WEST SUSSEX, GU28 0EX.

An attractive and well presented semi-detached house with private parking on the southern fringe of the town.

Entrance hall; Sitting room; Dining room; Kitchen; Shower room; 3 bedrooms; W.C. Gas central heating; front & rear gardens;
Two garden sheds; Off-street parking.

DIRECTIONS:

Leave the town on the Chichester Road (A285), proceed over two mini roundabouts and turn right into Rothermead. Take the first right into North Way and the property can be found after about 100 yards on the right.

SITUATION:

The property is situated in a raised position with pedestrian access off Station Road on the southern fringe of the town. Petworth is perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland (designed by Capability Brown) further benefits from a regular farmer's market, excellent butcher and deli, a wealth of antique shops, and an assortment of eateries not to mention an annual Music & Arts Festival. Schools in the area include Petworth Primary School, Midhurst Rother College, Seaford College, Dorset House and Conifers to name but a few. Chichester (16 miles) provides excellent shopping and leisure facilities including the renowned Festival Theatre. In addition to the restaurants in Petworth and the local pub there is a good supply of other country pubs and fine restaurants in close proximity. Sporting activities include golf at Cowdray Park, Polo at Cowdray Park and horse racing at Goodwood (along with all the motoring festivals) and Fontwell. Communications with London are surprisingly easy with mainline stations at Haslemere (10 miles Waterloo 60 mins.) and Pulborough (5 miles Victoria 70 mins.) The A3 (M) is within a 15 mile drive providing easy access to London Heathrow and the motorway networks to the north and south.





DESCRIPTION:

This older style semi-detached house has been extended by the present owners and offers well presented and spacious accommodation. The front door opens to a hall with understairs cupboard and shower room. A door leads to the sitting room with fireplace and gas fire. The well fitted kitchen has a gas hob, electric cooker and space for appliances. A cupboard houses the central heating boiler and hot tank. The adjacent dining room has double doors from the sitting room and door to the garden. On the first floor are three good sized bedrooms, one with built in cupboard and also a separate w.c and hand basin.

OUTSIDE:

There is a front garden which comprises lawn, vegetable garden and greenhouse. The rear garden has a gravelled terrace and lawned area with adjacent flower beds, a separate off-street parking space and a garden shed. There is a further shed at the side of the house.

Energy Performance Certificate Band C.

SERVICES:

Mains water, gas, electricity and drainage.
Gas central heating.

COUNCIL TAX: Band C. Chichester
District Council 01243 785166

Approximate Gross Internal Area = 87.2 sq m / 939 sq ft
Store / Shed = 8.4 sq m / 90 sq ft
Total = 95.6 sq m / 1029 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1109806)
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