



MONKS

*Barrington
& Company*

MONKS, LOMBARD STREET, PETWORTH, WEST SUSSEX, GU28 0AG.

An elegantly presented Victorian townhouse with walled garden, conveniently situated in the heart the town.

Reception hall, Cloakroom, Sitting room, Kitchen/Dining room, Utility room, Basement room, 3 Double Bedrooms, Bathroom, Gas fired central heating, Walled courtyard garden. A parking space is currently rented nearby.

DIRECTIONS:

On foot proceed from our offices in Market Square, north across the Square and into Lombard Street where the gate to Monks will be found about halfway up on the left.

SITUATION:

The property is situated on Lombard Street in the heart of the town. The historic market town of Petworth lies at the heart of the South Downs National Park and is perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town also benefits from a regular farmers market, first class deli and shops catering for most everyday needs. There are annual Petworth music and literary festivals and a range of vibrant activities, clubs and societies. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. More comprehensive shopping facilities, including major supermarkets, can be found in Chichester (12 miles) as well as the renowned Festival Theatre. Communications with London are surprisingly easy with mainline stations at Haslemere (12 miles, Waterloo 60 minutes) and Pulborough (4 miles, Victoria 70 minutes). The A3 (M) is within a 17 mile drive.





DESCRIPTION:

Monks dates from the early 1900's with elevations of painted brick under a slate roof. The property has undergone a thorough and comprehensive improvement program within the last year with works including new kitchen, bathroom, complete redecoration and some rewiring and replumbing. It offers surprisingly spacious and adaptable living space with a perfect combination of period charm, elegant décor and high quality fittings. The front door opens to a reception hall with exposed fireplace and cloakroom. The light and bright open plan living space is divided into three distinct areas of sitting room with an open fireplace, well fitted kitchen and dining area. Stairs from the hall lead down to the basement with a utility room and a useful extra reception room that could be used as a home office/hobbies room or tv snug. Upstairs are 3 bedrooms and a bathroom.

OUTSIDE:

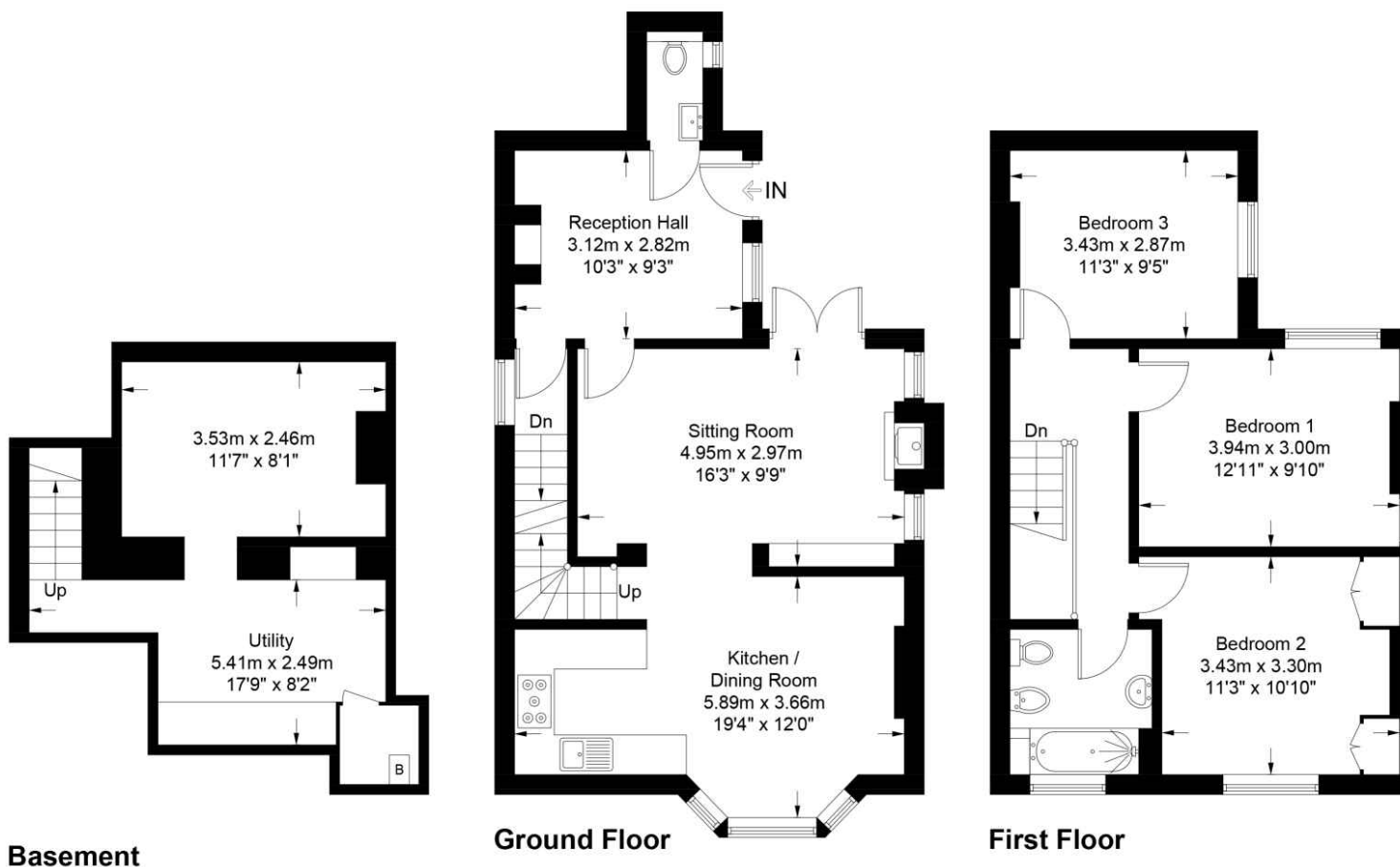
The very private walled garden is designed for ease of maintenance being mostly gravelled with some mature shrubs and space for lots of pots.

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

COUNCIL TAX: Band E.

EPC Band D.

Approximate Gross Internal Area = 100.2 sq m / 1078 sq ft
Basement = 27.2 sq m / 293 sq ft
Total = 127.4 sq m / 1371 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1122814)
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