



Price Range £500,000 - £525,000
Rothermead, Petworth, West Sussex

kw **MARTIN**
LUNDY-LESTER



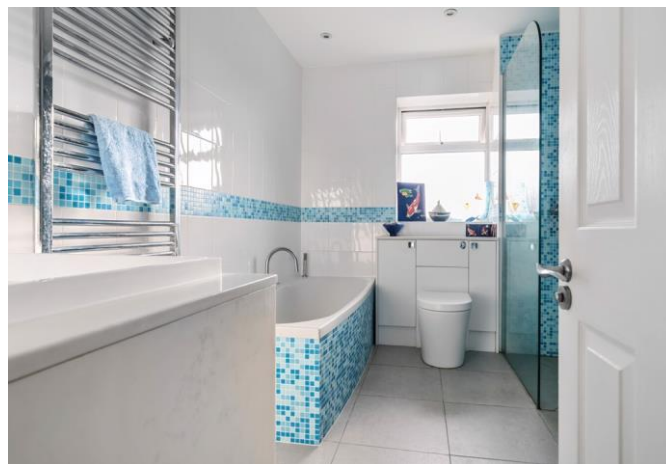
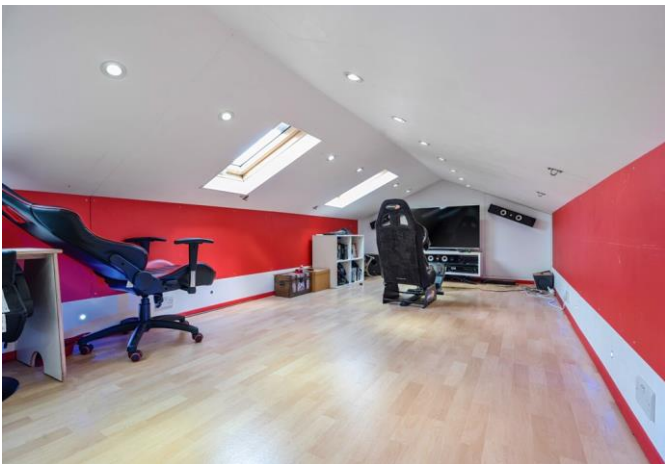
Rothermead, Petworth, West Sussex, GU28 0EW

Situated on the edge of Petworth, only half a mile from the bustling town centre, this extended and remodelled four bedroom semi detached house offers flexible, family-friendly accommodation within walking distance of all local amenities, including the primary school. Older children catch a bus to Ofsted-rated "outstanding" Midhurst Rother College from a stop close by.

The stylish ground floor space with underfloor heating includes a warm and welcoming lounge / dining room and a smart, bespoke kitchen with integrated appliances and bi-folding doors onto the rear garden, ideal for entertaining. A useful store room for bikes or garden furniture, etc can be accessed from the rear patio. Upstairs, the principal bedroom features a lovely ensuite plus built in wardrobe storage. There are three further bedrooms, all of which will take a double bed, plus a study / occasional fifth bedroom. The bathroom with walk-in shower feels fresh and modern and a ladder from the landing leads to a 21ft loft space which is currently used as a games room, with three skylights bringing in plenty of natural light.



The property has been modernised to an incredibly high specification throughout and really has to be viewed in order to fully appreciate all that it has to offer. Driveway parking for two to three cars sits to the front of the house and there are wonderful walks almost from the front door, including to 750 acres of parkland at nearby Petworth Park.





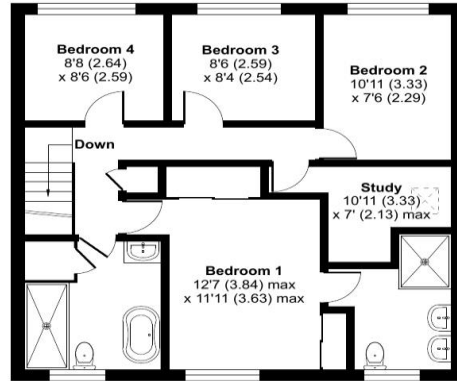
Rothermead, Petworth, GU28

Approximate Area = 1635 sq ft / 151.8 sq m

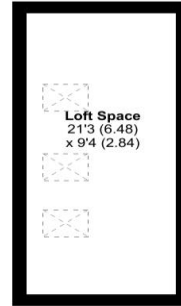
Store = 68 sq ft / 6.3 sq m

Total = 1703 sq ft / 158.1 sq m

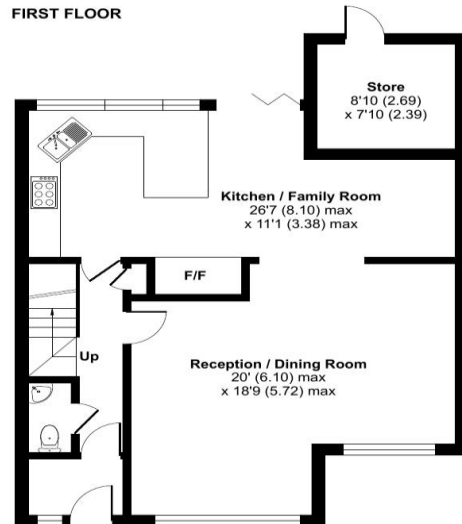
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR




GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecorm 2024. Produced for Lundy-Lester Ltd. REF: 1216161

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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			76
(55-68) D		56	
(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.