



5 Station Road, Petworth, West Sussex, GU28 0EX

A delightful three bedroom family house with private front and rear gardens in the pretty town of Petworth.



- ▶ **Character Family Home**
- ▶ **Bright and Airy Reception Room**
- ▶ **Nearby Countryside Walks**
- ▶ **Attractive Rear Garden**
- ▶ **Gated Front Garden**
- ▶ **Kitchen / Breakfast Room**
- ▶ **Freehold Property**
- ▶ **Three Bedrooms / One Bathroom**
- ▶ **Log Burner**
- ▶ **Walking Distance To Petworth Town**

Introducing this charming three bedroom mid-terraced family home, ideally situated within walking distance of Petworth town centre, offering a perfect blend of convenience and comfort for modern living. This delightful property presents a unique opportunity for those seeking a well-appointed residence in a sought-after location.

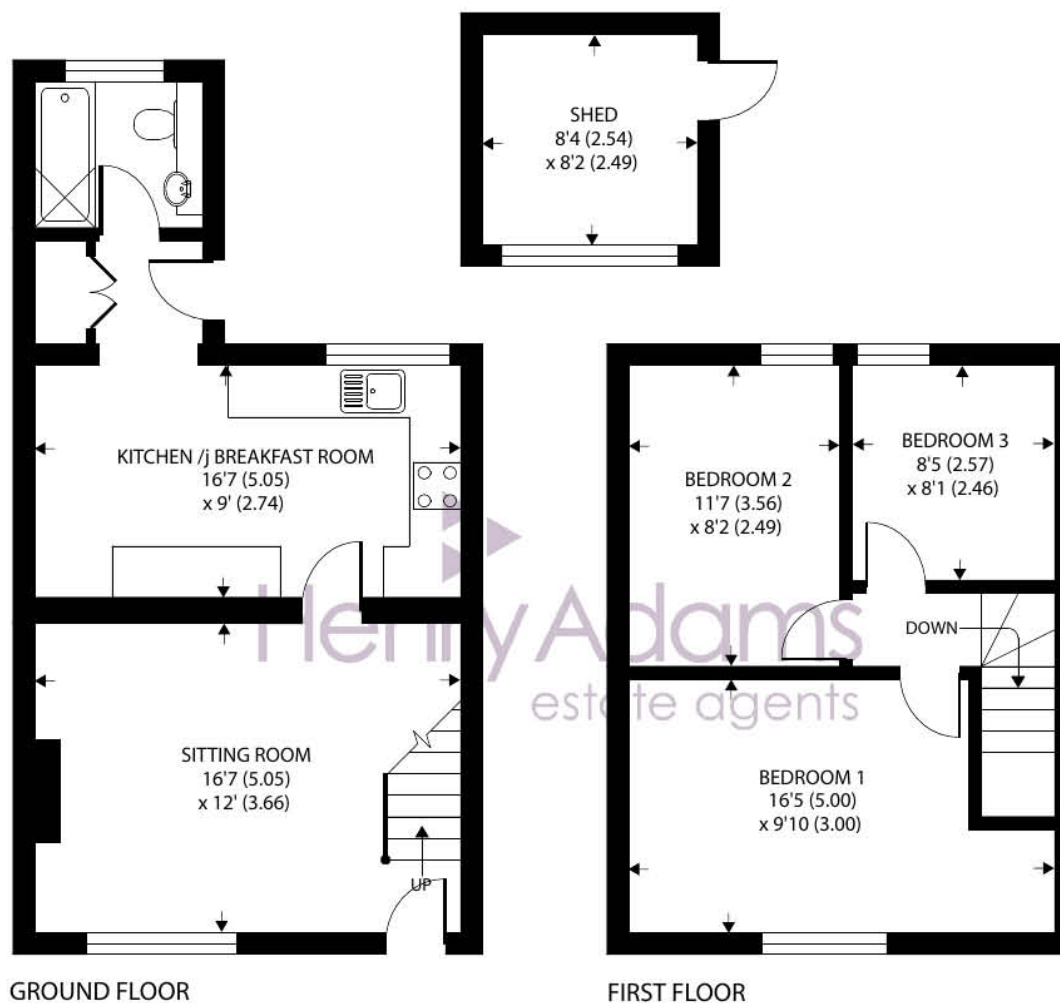
Upon entering the property, you are greeted by a bright and airy reception room, flooded with natural light and featuring a central fireplace with log burner which adds a touch of warmth and character.

There is a spacious kitchen/breakfast room providing ample space for a dining table and chairs, and this room serves as the heart of the home. To the rear is a lovely family bathroom with white bathroom suite, with WC, ceramic tiling and thermostatic shower over bath.

Ascending to the first floor accommodation, you will find three generously proportioned bedrooms, offering comfortable accommodation for the whole family. The convenient loft space provides additional flexibility and storage options.

Externally, the property boasts a front gated garden, plus an attractive private rear garden with lawn and terrace area provides a tranquil outdoor space for relaxation and al fresco dining in the summer months.





Approximate Area = 797 sq ft / 74 sq m

Outbuilding = 68 sq ft / 6.3 sq m

Total = 865 sq ft / 80.3 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location and Amenities

Petworth is an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town offers a good range of shops and services for everyday needs together with a variety of antique shops. Schools in the area include Petworth Primary School, Midhurst Rother College, Seaford College, Dorset House and Conifers.

The town was voted by The Sunday Times in 2020 as the best place to live in the south east of England describing it as "Cultured, classy and effortlessly upmarket, this enchanting Sussex market town really knows how to turn on the charm." Chichester (13 miles south) provides excellent shopping and leisure facilities including the renowned Festival Theatre. Communications with London are surprisingly easy with mainline stations at Haslemere (9 miles, Waterloo 50 minutes) and Pulborough (4 miles, Victoria 70 minutes).

