



14 Meadow Way, Petworth, West Sussex, GU28 0ER

Offers in the region of £465,000





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EPC: C / Freehold / Council Tax Band: D

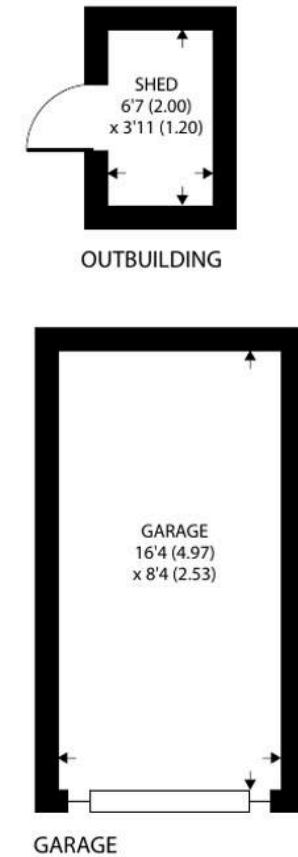
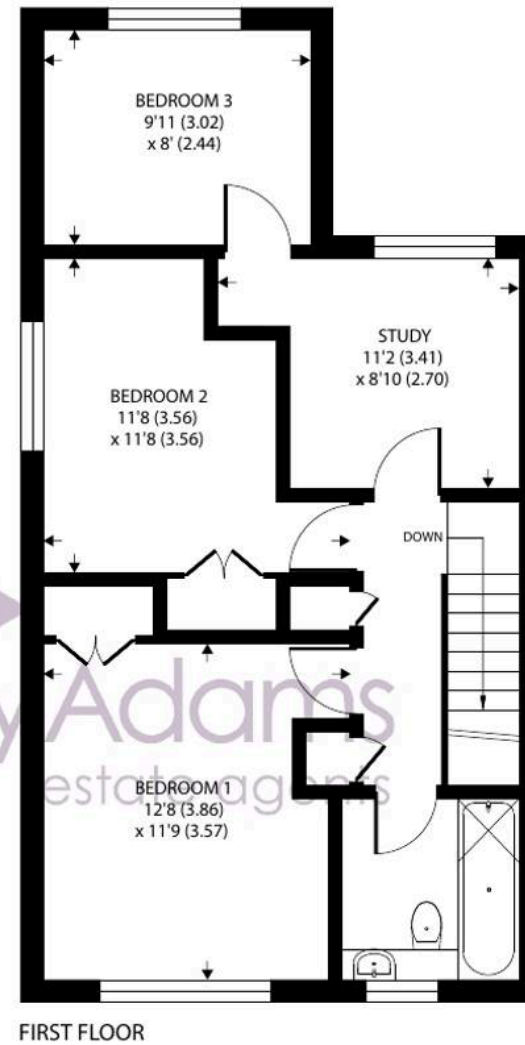
- Beautiful Views of The South Downs
- Walking Distance to Petworth Town
- Single Garage
- Low Maintenance Garden
- Kitchen / Dining / Family Room

Situated on the southern fringe of Petworth, within easy walking distance of local shops, this well-presented three-bedroom home offers comfortable living in a desirable location The South Downs National Park. Originally built in the 1970s, the property features half tile-hung elevations of brick beneath a pan tiled roof and a thoughtful double storey extension to the rear. Modern improvements include UPVC double-glazed windows and doors, as well as gas-fired central heating with a new boiler being installed in 2022.

Upon entering, an enclosed porch leads to a welcoming hallway, complete with a cloakroom and useful under-stairs storage. The sitting room is generously proportioned and enjoys a pleasant outlook over the front garden, complemented by a log-burning stove. The dining room has been extended to incorporate a versatile family room/snug, with glazed doors opening onto the rear garden. The modern kitchen is well-equipped with ample storage, integrated appliances, a breakfast bar island, and a dining area. Upstairs, the property offers a study and three bedrooms, two of which benefit from distant rural views and built-in wardrobes. The family bathroom comprises a white suite with a WC, washbasin, and bath with a digital power shower. The landing provides additional storage, including an airing cupboard and loft access.

Externally, the front garden is attractively landscaped with mature shrubs. The rear garden features a paved terrace, a stone retaining wall, and steps leading to a lawn bordered by shrubs. A pathway provides access to the garden store and a rear gate leading to a single garage.





Approximate Area = 1136 sq ft / 105.5 sq m

Garage = 135 sq ft / 12.5 sq m

Outbuilding = 26 sq ft / 2.4 sq m

Total = 1297 sq ft / 120.4 sq m

For identification only - Not to scale





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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.