



22 Willow Walk, Petworth, West Sussex, GU28 0EY

Offers in the region of £325,000





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Freehold / EPC: C / Council Tax Band: C

- No Onward Chain
- Kitchen / Dining Room
- Home Office / Gym
- On Street Parking to The Rear

22 Willow Walk is an attractively presented three-bedroom mid-terrace home, ideally positioned on the southern edge of Petworth while remaining within easy walking distance of local schools, everyday amenities and the picturesque expanses of Petworth Park. Recently the subject of a thoughtful programme of renovation and redecoration, the property is offered to the market with **no onward chain**, providing an excellent opportunity for a smooth and prompt purchase.

The front of the house enjoys a pleasant outlook over a communal green, with a practical porch offering space for coats and shoes. Upon entering, a cloakroom sits to the left, while the inviting sitting room lies to the right. Glazed doors connect this space to the impressive kitchen/dining room at the rear, now very much the heart of the home. This newly fitted area features well-planned cabinetry, generous countertop space, integrated appliances, including a wine cooler and French doors that open directly onto the garden, creating a seamless indoor-outdoor flow.

Upstairs, the property offers three well-proportioned bedrooms: two comfortable doubles and a good-sized single. These are served by a contemporary family bathroom complete with both a bath and a separate shower, finished to a modern standard.

The rear garden has been designed for low-maintenance enjoyment, with a neat lawn and useful outbuildings. One of these, notably spacious, is currently utilised as a home gym but lends itself equally well to a home office or studio. Overall, 22 Willow Walk presents a ready-to-move-into home in a highly convenient and desirable location.





22 Willow Walk, Petworth

Approximate Area = 960 sq ft / 89.1 sq m

Outbuildings = 159 sq ft / 14.7 sq m

Total = 1119 sq ft / 103.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1359834



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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.