



9, Fairfield Rise | Petworth | West Sussex | GU28 0SG

 **FOWLERS**
ESTATE AGENTS



9, Fairfield Rise

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£425,000
GUIDE PRICE

Situated in a cul-de-sac in the charming market town of Petworth and within a short walk to the centre where there are a host of shops, eateries, antique centres, gyms and good local schools. National Trust owned Petworth House is close by with the 750 acre parkland providing a beautiful place to explore. 9 Fairfield Rise is a 4 bedroomed semi-detached house providing comfortable and generous living space with an integral porch, a lounge/diner with an open fireplace, a good-size kitchen/diner with door leading to the integral garage, cloakroom and a glass lean-to. On the first floor there are 4 bedrooms and a family bathroom with a separate shower cubicle. Outside there is a pleasant family friendly rear garden which has been professionally landscaped with an interesting selection of shrubs. There are two patio areas, one being ideal for family gatherings whilst the other is in a secluded raised area. There is a side gate providing access to the front where there is a planted area and a driveway in front of the garage.



Entrance Porch

Front door leads to a lovely light porch with floor to ceiling double glazed windows to the front and providing ample space for coats and shoe storage, door leading to:

Lounge/Diner

Double glazed window to the front of the property, radiator and working Jet Master open fireplace, staircase leading to the first floor, alcove under with fitted shelving. The dining area has a radiator and sliding double glazed doors leading to the glass lean-to which has a sliding door opening out to the garden. Door leading to:

Kitchen/Diner

Lovely space comprising of several base units and drawers under work surfaces along with eye level units. A stainless-steel sink and draining board with a mixer tap. Space for a fridge/freezer, dishwasher and cooker with extractor above. There is a double-glazed back door leading to the garden and two double glazed windows over looking the rear garden. Door leading to:

Cloakroom

W.C. sink with hot and cold taps, extractor fan, half height tiling.

Bedroom One

Double glazed window, radiator, fitted wardrobes.

Bedroom Two

Double glazed window, radiator.

Bedroom Three

Double glazed window, radiator.

Bedroom Four

Double glazed window, radiator, built in cupboard with hanging rail.

Bathroom

Comprising: panelled bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap and storage under, concealed cistern w.c., separate electric shower cubicle, half height tiling, radiator, double glazed window.

Rear Garden

A lovely family friendly professionally designed garden with a selection of shrubs, a useful storage shed, an ecofriendly water butt, compost bin, two patio areas one which is ideal for family gatherings and the other is a private raised seating area to catch the evening sun with a raised brick curved well stocked flower bed. The rear gate leads to the front of the property.

Front Garden

There is a planted area, path leading to the front door and driveway in front of the integral garage.

Garage

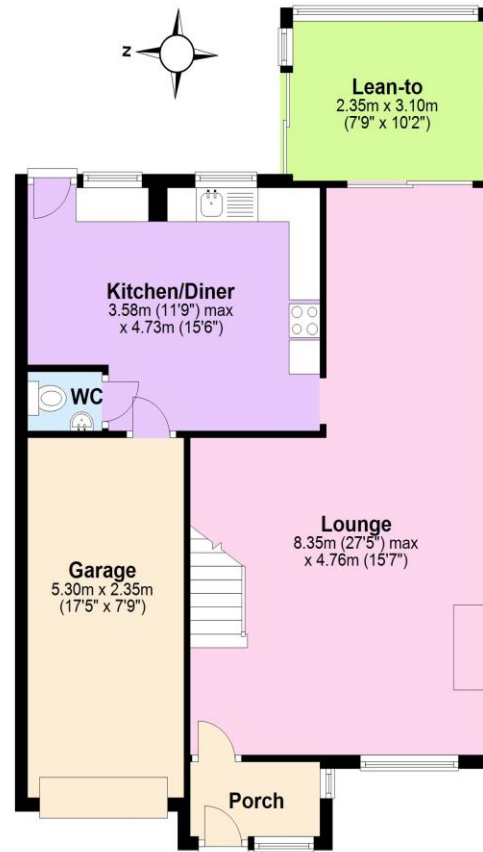
Integral to the property with up and over door, power and light and combi boiler. Space for a washing machine and tumble dryer. Door leading to the kitchen.

EPC RATING=C
COUNCIL TAX BAND=D

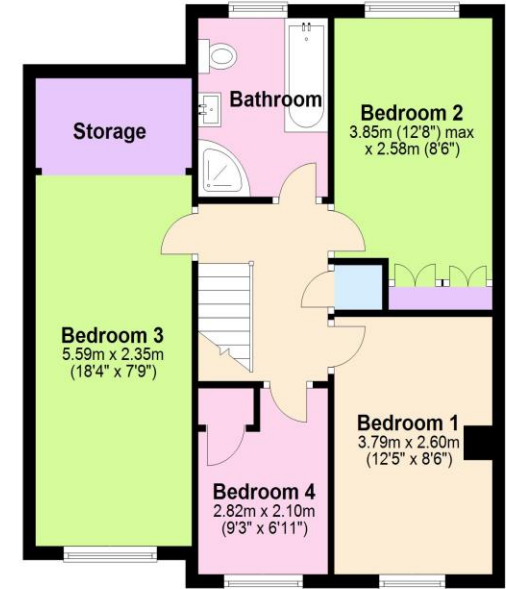




Ground Floor
Approx. 72.5 sq. metres (780.6 sq. feet)



First Floor
Approx. 56.5 sq. metres (608.0 sq. feet)



Total area: approx. 129.0 sq. metres (1388.6 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.



"We'll make you feel at home..."



Managing Director:
Marcel Hoed

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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

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