



Price Range £425,000 - £445,000  
Toronto Road, Petworth, West Sussex







## Toronto Road, Petworth, West Sussex, GU28 0QX

Set over three floors, this three bedroom townhouse style property offers flexible, family-friendly accommodation within a few minutes walk of Petworth's bustling town centre. Parents of younger children will love that the primary school is just a short stroll away, with older kids catching a bus to Ofsted-rated "Outstanding" Midhurst Rother College.

There is a ground floor study / fourth bedroom which would be ideal for homeworkers but could alternatively be used as a playroom or teen den. The open plan kitchen / dining room opens onto the west facing rear garden, with gated access to an allocated parking space beyond. The garage sits alongside this space and has power, with potential to add an electric car charging point. On the first floor is a lovely L-shaped lounge, offering space to relax with family or friends, plus the principle bedroom with ensuite shower and built in wardrobes. The second floor features two further double bedrooms and the family bathroom. There are far reaching views over rooftops to the rear.



Almost 750 acres of beautiful parkland is available to explore at nearby Petworth Park, with the South Downs offering a wealth of outdoor activities for all ages. A number of independent and specialist shops, cafes, pubs and restaurants are within walking distance of the property, with further amenities and a mainline railway station at Pulborough, about ten minutes drive away.



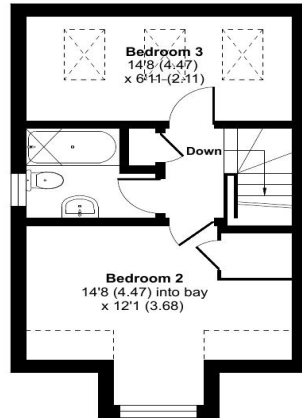
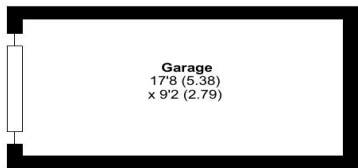




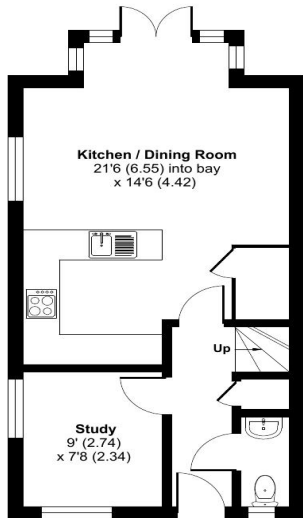
Denotes restricted head height

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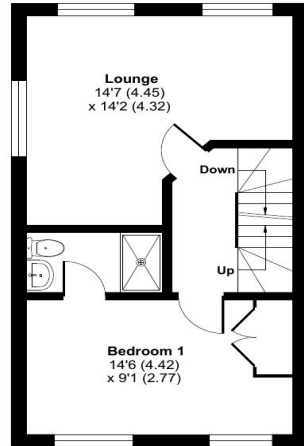
Approximate Area = 1179 sq ft / 109.5 sq m  
 Limited Use Area(s) = 19 sq ft / 1.7 sq m  
 Garage = 162 sq ft / 15 sq m  
 Total = 1360 sq ft / 126.2 sq m  
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1162321



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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.