



3 HIGH STREET

*Barrington  
& Company*

### 3 HIGH STREET, PETWORTH, WEST SUSSEX, GU28 0AU.

*An attractive mid terrace stone cottage with rear courtyard, quietly situated and close to all amenities.*

Sitting room/open plan kitchen: Two bedrooms: Bathroom: Gas central heating: Outside shower room: Outside store: Courtyard:

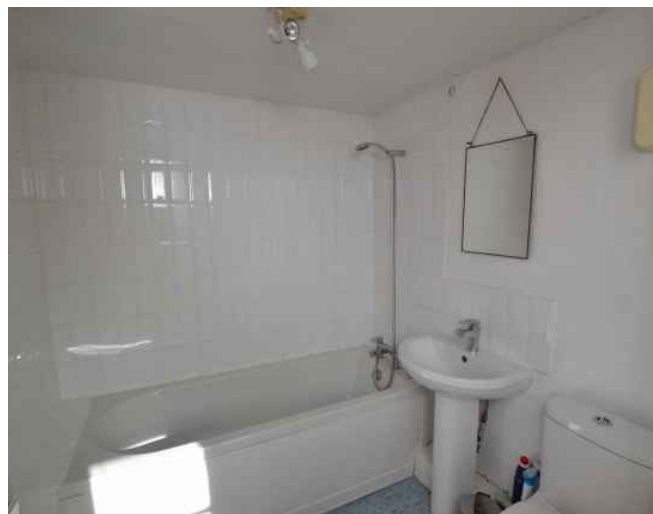
#### DIRECTIONS:

Entering Petworth from the north on North Street continue into East Street and at the crossroads go straight across into Middle Street. At the small T-Junction turn right into the High Street where No. 3 will be found on the left.

#### SITUATION:

Whilst the property is situated in the heart of the town, the High Street is a quiet backwater and is not a major through traffic route. The attractive old market town of Petworth is probably best known for the National Trust owned Petworth House with its beautiful 750 acre parkland in the heart of the South Downs National Park. It also boasts a regular farmers market, first class deli and shops catering for most everyday needs. State schools in the area include Petworth Primary and Midhurst Rother College. Private schools include Seaford College, Dorset House and Conifers. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. Communications with London are surprisingly easy with mainline stations at Haslemere (9 miles, Waterloo 60 minutes) and Pulborough (4 miles, Victoria 70 minutes). The A3 (M) is within a 14 mile drive.





#### DESCRIPTION:

This gem of a property is Grade II listed and comprises a mid terraced town cottage probably dating from the 1700's with elevations of stone under a clay tiled roof. The front door leads straight into the sitting room with a fireplace (currently housing an electric fire) with original ceiling timber and wood laminate floor. The open plan kitchen has a matching range of wall and base units housing a Zanussi oven with extractor above, space for washing machine. A partially glazed door leads out to the COURTYARD. From the Sitting Room stairs leads up to a first floor landing. Here the main Bedroom has a built in wardrobe and further large airing cupboard. A further four steps lead up to the bathroom and Bedroom 2 also with fitted cupboards and shelves. There is a large loft area which may have potential to create further accommodation subject to usual consents.

#### OUTSIDE:

The courtyard is encircled by a beautiful stone wall with stone paving. Off the courtyard there is a small building currently fitted as a shower room with a further storage shed next door.

**FLYING FREEHOLD:** There is an element of flying freehold

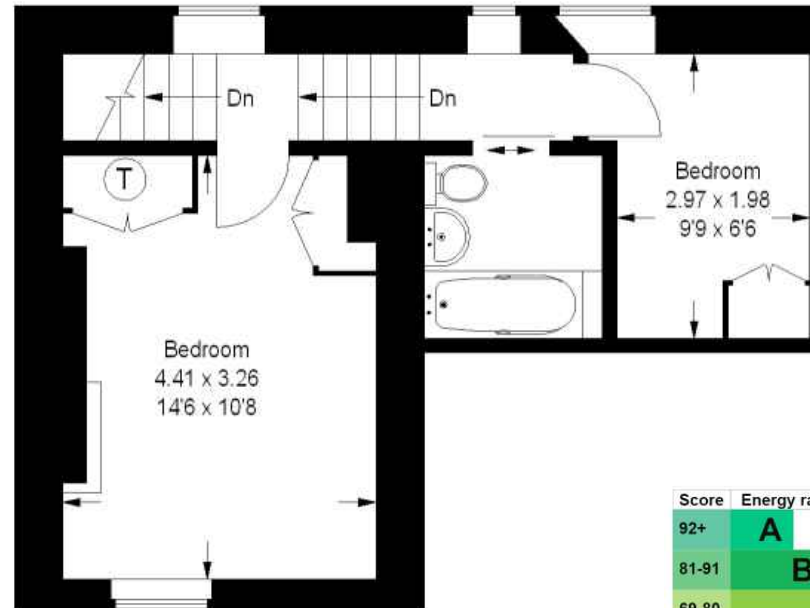
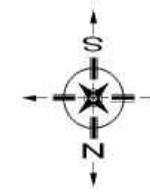
**SERVICES:** Mains water, gas, electricity and drainage

**COUNCIL TAX BAND:** D: Chichester District Council 01243 785166



Ground Floor

Approximate Gross Internal Area :- 53 sq m / 570 sq ft



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



**MARKET SQUARE HOUSE,  
PETWORTH, WEST SUSSEX,  
GU28 0AH.**

**T:** +44(0)1798 342242  
**E:** petworth@barringtonandco.com  
**W:** www.barringtonandco.com

**IMPORTANT NOTICE:** Barrington & Company, their clients and any joint agents give notice that; 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Barrington & Company have not tested any services, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.