



21 WYNDHAM ROAD

**Barrington
& Company**

21 WYNDHAM ROAD, PETWORTH, WEST SUSSEX, GU28 0EB.

A well presented mid-terraced house with off road parking and 25m rear garden.

Sitting/dining room; Kitchen; Utility room, Cloakroom; 3 Bedrooms; Bathroom; Gas fired central heating;
Off road parking, Shed and greenhouse; Front and rear gardens:

DIRECTIONS:

Leave the town centre on the Chichester road (A285), proceed over the first mini-roundabout and take the first exit at the second mini-roundabout into Dawtrey Road. Take the first right into Wyndam Road and the property will be found immediately on the left.

SITUATION:

Wyndham Road is a pleasant residential no-through road on the southern edge of the town. Petworth is an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town offers a good range of shops for everyday needs together with a wealth of antique shops. More extensive shopping facilities can be found at Pulborough and Chichester. State schools in the area include Petworth Primary School (walking distance) and Midhurst Rother College. In the private sector, Seaford College and Dorset House. Sporting activities include golf at Cowdray Park, Polo at Cowdray Park and horse racing at Goodwood and Fontwell. Being set in the heart of the South Downs National Park, the area is surrounded by beautiful countryside offering excellent walking & riding opportunities. Communications with London are surprisingly easy with mainline stations at Haslemere (10 miles, Waterloo 60 minutes) and Pulborough (5 miles, Victoria 70 minutes). The A3 (M) is with a 17 mile drive.





DESCRIPTION:

The property comprises a mid-terraced house offering good family accommodation with a double aspect living/dining room having glazed doors opening to the rear garden. The kitchen has a good range of wall and floor units with ample worktops and a breakfast bar. There is a separate utility room with back door, cloakroom and understairs storage. On the first floor there are three bedrooms, all with cupboards, a bathroom, separate w.c. and airing cupboard.

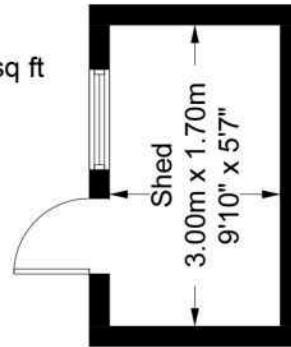
OUTSIDE:

To the front of the property there is a brick paved parking space flanked by lawn with a mature shrub. A shared pathway leads to the 25 m back garden where there is a paved terrace opening to a wide expanse of lawn with mature trees and shrubs. There is also a garden shed and greenhouse. The garden is enclosed by recently installed paneled fencing.

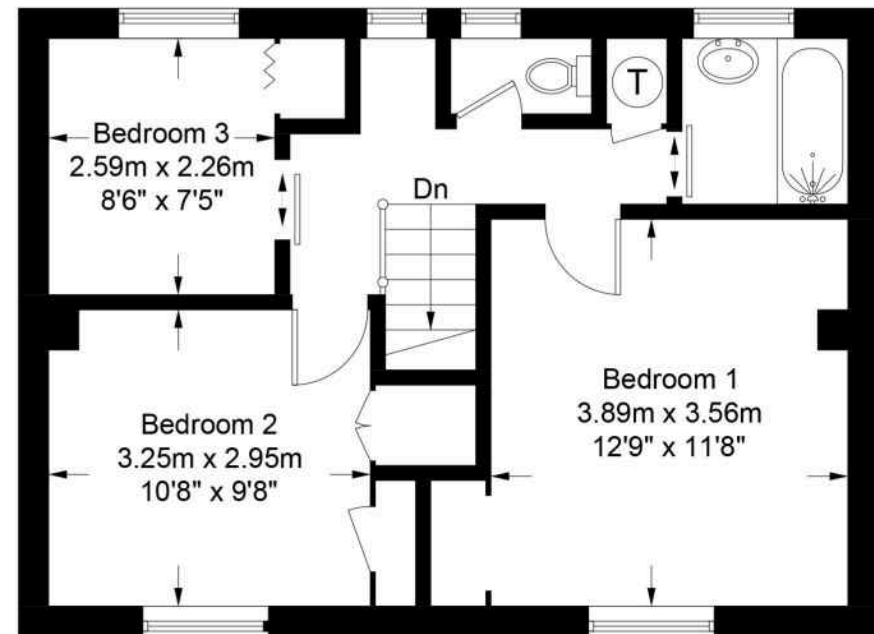
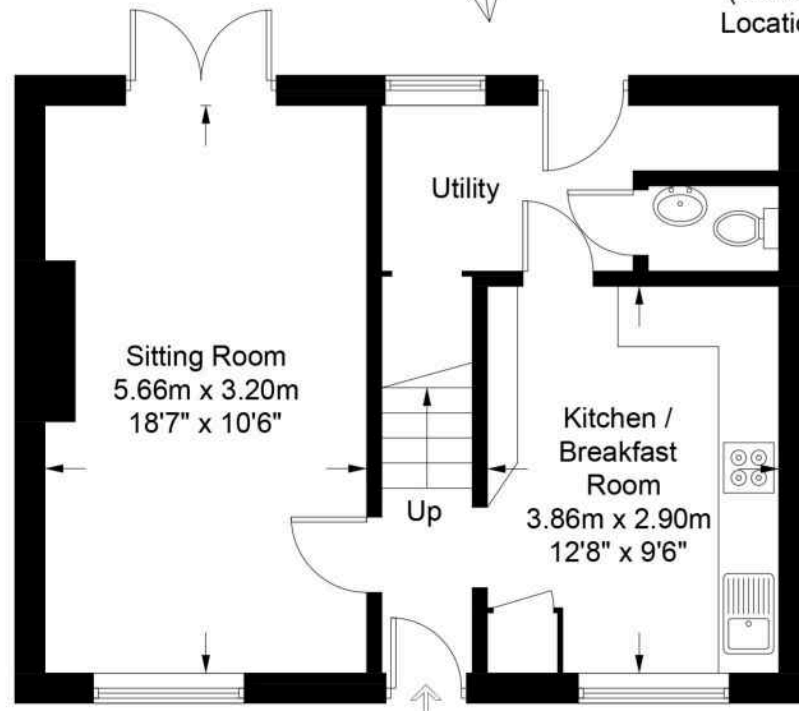
SERVICES: Mains gas, water, electricity and drainage, gas fired central heating by radiators.

COUNCIL TAX BAND: Band C.
Chichester District Council: 01243 785166

Approximate Gross Internal Area = 86.6 sq m / 932 sq ft
 Shed = 5.1 sq m / 55 sq ft
 Total = 91.7 sq m / 987 sq ft



(Not Shown In Actual
 Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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