Jacobs & Hunt

5 SMITHFIELD, SOUTH HARTING, PETERSFIELD, WEST SUSSEX, GU31 5BD

ASKING PRICE OF £445,000

This lovely three bedroom modern build house is set within in a cul-de-sac location in South Harting village in the heart of the South Downs National Park. The property a spacious living space with a log burner and doors onto a private garden, there are three generous bedrooms and a downstairs cloakroom. The property has the further benefit of being sold with no onward chain.

Smithfield is a small cluster of modern homes situated a short stroll to the village centre of South Harting, which boasts a thriving village store and excellent Public House name "The White Hart".

South Harting is a short drive to the lovely market town of Petersfield and the mainline train links from Portsmouth to London Waterloo, there are also excellent local schools both within the village and surrounding areas.

The property comprises;

Entrance hallway with downstairs cloakroom and built in storage. Spacious reception room with feature log burner and double doors onto the garden.

There is a separate kitchen with integrated appliances set within a range of wall and base units offering ample storage and worktop space. The room has dual aspect windows providing excellent natural light.

To the first floor are three good sized bedrooms with bedroom one having the added advantage an en-suite shower room. The further two bedrooms are serviced by a family bathroom which comprises of a neutral three piece suite. The landing also provides loft access for further

storage options.

Externally to the front there is a lawned front garden with stone entrance pathway to the front of the house and the side entrance. The rear garden is very private and low maintenance and houses a shed. The property also has allocated parking and is being sold chain free.

Council Tax Band D £2238 per annum.

Double glazed - Electric Central heating

Viewing through Jacobs & Hunt, Petersfield.

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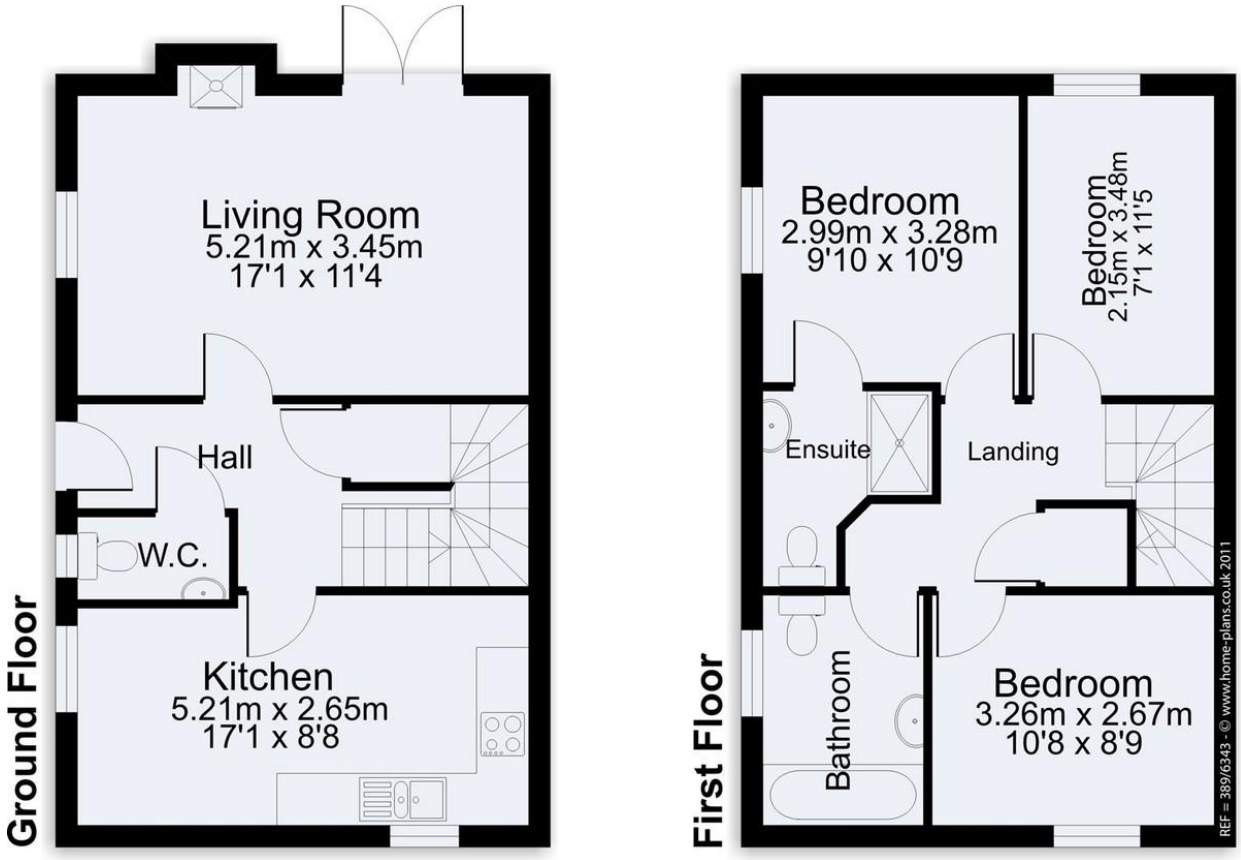

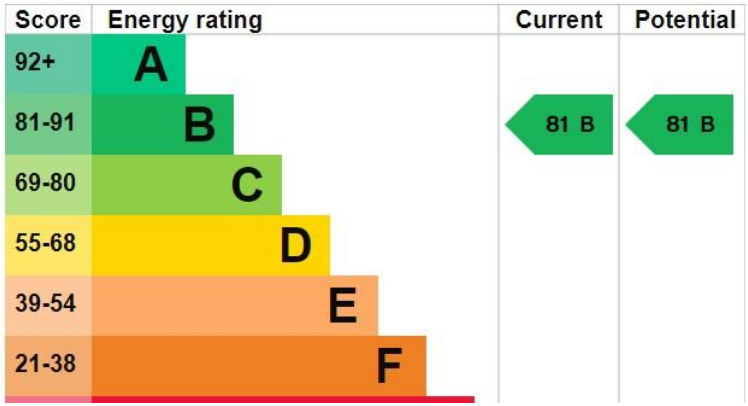

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