
12 ROTHERMEAD
Barrington
& Company

12 ROTHERMEAD, PETWORTH, WEST SUSSEX, GU28 OEW.

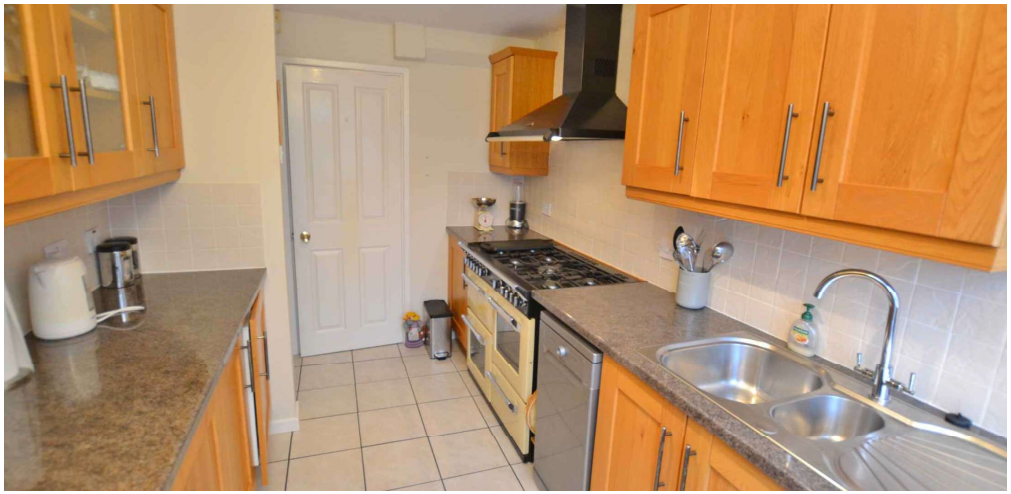
Quietly situated but within walking distance of shops and school, an attractive semi-detached house with rural views and potential for extension.

Hall, Cloakroom, Living/Dining room, Kitchen, 3 Bedrooms, Bathroom, Gas fired central heating, Garage, Front and rear gardens.

DIRECTIONS.
Leave the town centre on the Chichester Road (A285), proceed over the two roundabouts and then turn right into Rothermead where No 12 will be found on the right.

SITUATION:
Rothermead is part of a small development of houses situated in a pleasant residential area 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. State schools in the area include Petworth primary School 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. 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:
This attractive semi-detached house dates from the early 1970's with half tile hung elevations of brick under a tiled roof. The property is very well presented and recent works have included a new gas boiler. From the front door a hall with cloakroom leads to an open plan double aspect sitting/dining room looking south towards the Downs and to the rear over the garden. The kitchen is fitted with a range of floor and wall units with ample worktops and space for appliances. Stairs from the hall lead to the upstairs landing. The two double bedrooms are fitted with a range of cupboards and one has a shower cubicle. There is a good sized single bedroom.

OUTSIDE:
To the front of the property there is a small lawned garden with mature shrubs. The garden to the rear has a paved sun terrace and an area of lawn bounded by mature shrubs..

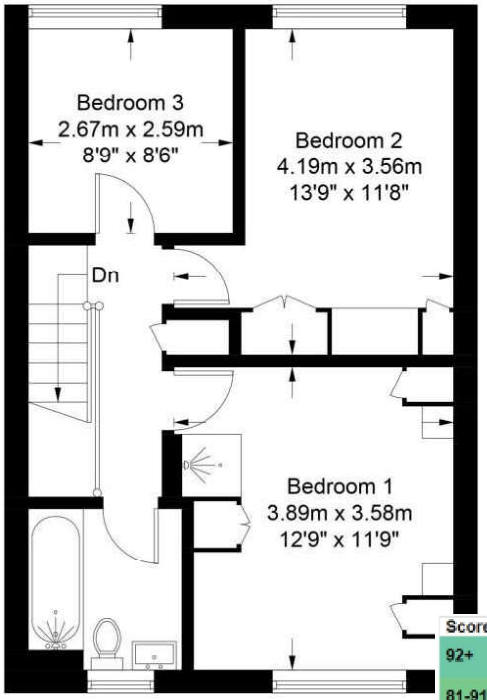
SERVICES: Mains water, gas, electricity and drainage, gas fired heating.

EPC: Band D
COUNCIL TAX BAND: Band D.

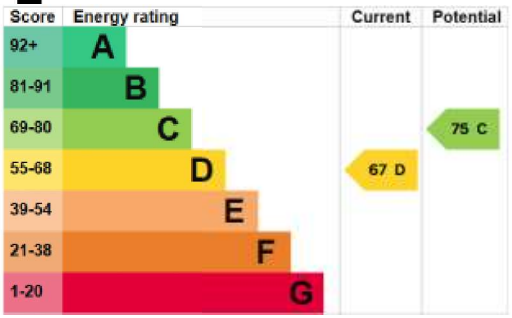
Approximate Gross Internal Area = 90.2 sq m / 971 sq ft
Garage / External Store = 17.3 sq m / 186 sq ft
Total = 107.5 sq m / 1157 sq ft



GROUND FLOOR



FIRST FLOOR



Barrington & Company

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