



Price Range £330,000 - £350,000

Littlecote, Petworth

kw **MARTIN LUNDY**
ESTATE AGENTS

Littlecote, Petworth, GU28 0EF

Offered chain free for an easy move, this extended three bedroom end of terrace house offers family-friendly living space in a great location. Petworth's bustling town centre is only a few minutes walk away, offering a choice of shops and places to eat and drink. The primary school is a five minute stroll, with older children catching a bus to Ofsted-rated "Outstanding" Midhurst Rother College.

There's an open plan living room which leads to a further sitting area / playroom with dining room beyond. The modern kitchen has plenty of food preparation and storage space and there's a useful downstairs cupboard. Upstairs, two of the bedrooms are doubles, the third is a good single and the bathroom with white suite is easy to keep clean.

Outside is a lawned front garden and to the rear, a west facing garden with timber shed, greenhouse and space for kids to play or for adults to relax with friends. Petworth Vet Centre is just next door and there's a garage in a nearby block.

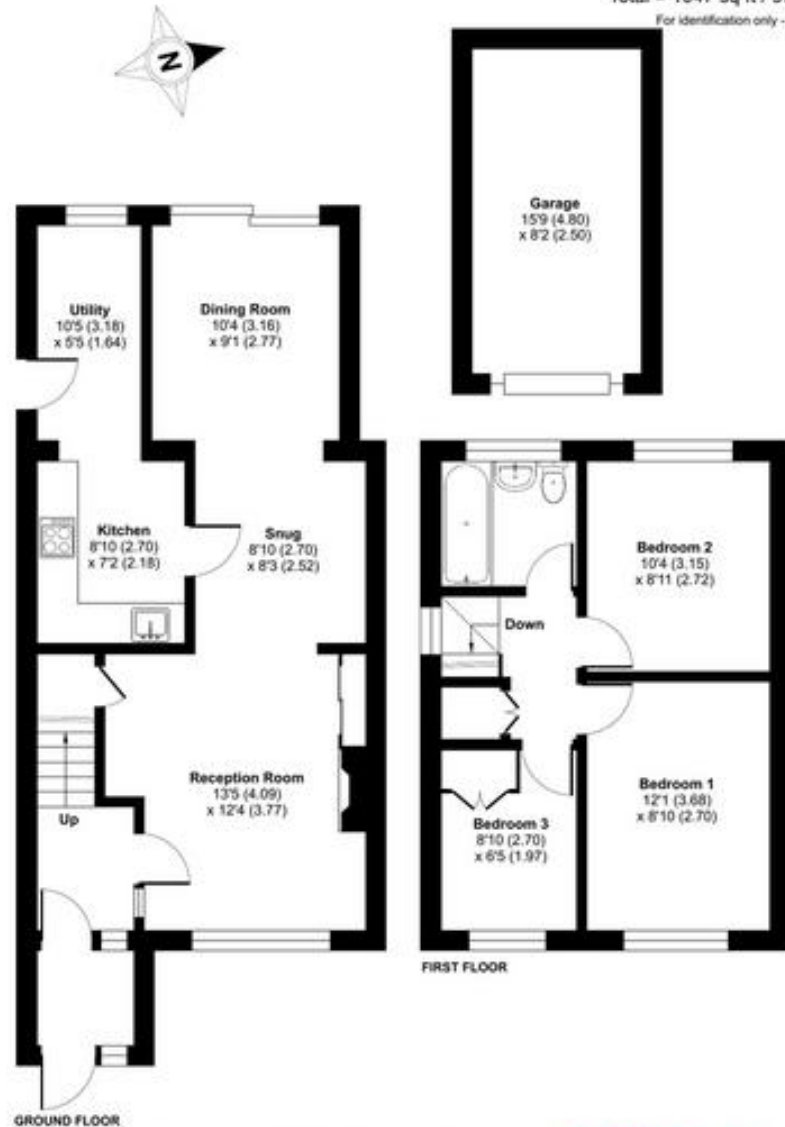




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Approximate Area = 918 sq ft / 85.2 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 1047 sq ft / 97.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Catchcom 2020. Produced for Lundy-Lester Ltd. REF: 1406787



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



01798 817257

Lancaster House, Storrington Road, Thakeham, RH20 3NA

martin.lundy@kwuk.com

DISCLAIMER

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.