



31 NORTHEEND CLOSE

*Barrington  
& Company*

## 31 NORTHEND CLOSE, PETWORTH, WEST SUSSEX, GU28 9NS.

*An attractive semi-detached house with rural views, quietly situated on a no through road and backing on to open farmland.*

HALL: CLOAKROOM: KITCHEN: SITTING/DINING ROOM: STUDY: 2 BEDROOMS: SHOWER ROOM: GAS FIRED CENTRAL HEATING:  
ENCLOSED REAR GARDEN: PRIVATE PARKING, GARDEN STORE:

### DIRECTIONS:

Leave Petworth travelling north on North Street. At the mini roundabout take first exit to Guildford (A283). Take the first right immediately past The Stonemasons Inn onto Northend Close and the property will be found towards the end on the left.

### SITUATION:

Situated on the northern fringe of Petworth, this small development of houses is well away from main roads, just a short stroll from Petworth Park and 15 minutes walk from the town centre. The historic market town of Petworth lies at the heart of the South Downs National Park and is perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town also benefits from a regular farmers market, first class deli and shops catering for most everyday needs. There are annual Petworth music and literary festivals and a range of vibrant activities, clubs and societies. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. More comprehensive shopping facilities, including major supermarkets, can be found in Chichester (12 miles) as well as the renowned Festival Theatre. Communications with London are surprisingly easy with mainline stations at Haslemere (12 miles, Waterloo 60 minutes) and Pulborough (4 miles, Victoria 70 minutes). The A3 (M) is within a 17 mile drive.





#### DESCRIPTION:

This neat semi-detached property was built in 2004 with half tile hung elevations of brick under a tiled roof. The front door opens to the hall with a cloakroom and the stairs rising to the first floor. The kitchen is fitted with a good range of floor and wall units, ample work tops, electric oven, gas hob and space for appliances. The large sitting/ dining room has double doors onto the rear garden and a large understairs cupboard. The adjacent study provides an excellent work from home space. Upstairs there are two double bedrooms, each with fitted wardrobes and also a shower room.

#### OUTSIDE:

To the front of the property is a gravelled area with mature shrubs and adjacent driveway parking in front of the Garden Store. The rear garden is laid mainly to lawn with a paved terrace adjoining the house and a further terrace at the far end. The lawn is bounded by well stocked herbaceous borders and wooden fences.

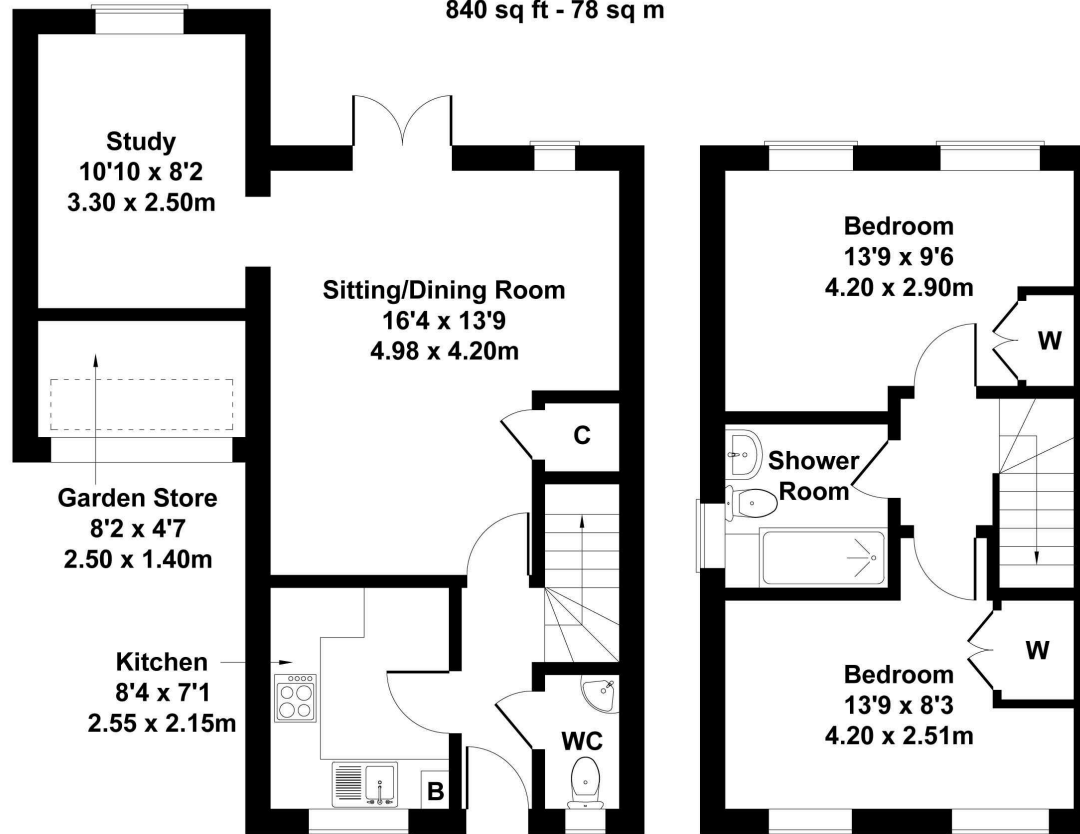
**SERVICES:** Mains Gas, Water, Electricity and Drainage. Gas fired central heating.

EPC Band C.

**COUNCIL TAX:** Band C Chichester District Council Tel. 01242 785166

# 31 Northend Close

Approximate Gross Internal Area  
840 sq ft - 78 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
**For Illustrative Purposes Only.**



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