



CLIFFORD COTTAGE

*Barrington
& Company*

CLIFFORD COTTAGE, 5 CLIFFORD HOUSE, LOMBARD STREET, PETWORTH, GU28 0AG.

An attached Victorian cottage, quietly situated and tucked away with private garden.

Hall, Sitting/Dining room, Kitchen, Utility/Shower room, Bedroom, Bathroom, Gas central heating, Private south facing garden.

DIRECTIONS:

On foot proceed to the north east corner of Market Square where the shared entrance to Clifford House will be found on the right at the bottom of Lombard Street.

SITUATION:

The cottage is situated just off Lombard Street and close to all the shops and amenities of the town centre. The attractive old market town of Petworth is probably best known for the National Trust owned Petworth House with its beautiful 750 acre parkland in the heart of the South Downs National Park. It also boasts a regular farmers market, first class deli and shops catering for most everyday needs. State schools in the area include Petworth Primary and Midhurst Rother College. Private schools include Seaford College, Dorset House and Conifers. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. Communications with London are surprisingly easy with mainline stations at Haslemere (approx. 10 miles, Waterloo 60 minutes) and Pulborough (approx. 5 miles, Victoria 70 minutes). The A3 (M) is within a 14 mile drive.





DESCRIPTION:

The property comprises an attached cottage, probably dating from the late 1800's with elevations of brick under a clay tiled roof. Features include double glazed doors and windows and gas central heating. The entrance is via a communal hall which also serves the four apartments of Clifford House. A front door leads to an entrance hall and on to a double aspect sitting/dining room with glazed double doors to the garden and a wall mounted gas fire. The well fitted kitchen has integral appliances and ample worktops whilst the utility/shower room has space for washing machine. From the hall stairs lead to the first floor with a double bedroom and ensuite bathroom., both with eaves storage cupboards. Planning consent was granted in 2020 (now lapsed) for a ground floor extension.

OUTSIDE: The cottage has a private, partly walled and south facing garden mainly laid to lawn with a raised terrace area.

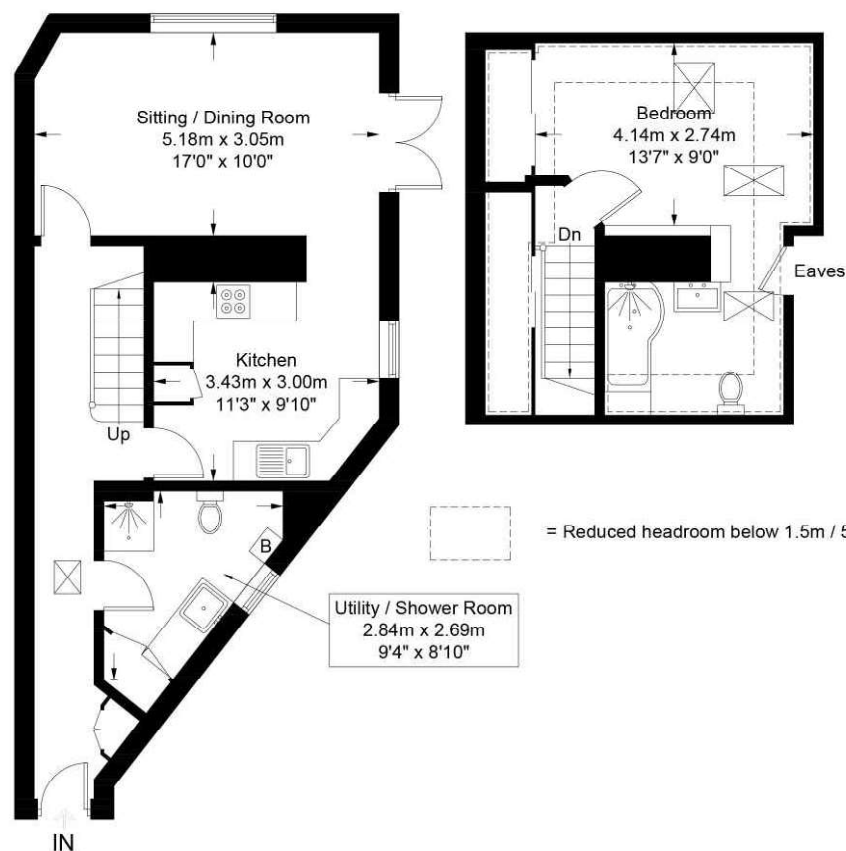
TENURE: Leasehold and share of Freehold

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

COUNCIL TAX: BAND C; Chichester District Council Tel: 01243 785166



Approximate Gross Internal Area = 73.7 sq m / 793 sq ft



GROUND FLOOR

FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		

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