



7 ROSEMARY CLOSE

**Barrington
& Company**

7 ROSEMARY CLOSE, PETWORTH, WEST SUSSEX, GU28 0AZ.

A well presented semi-detached town house, quietly situated on a no-through lane, a short walk from the town centre.

Hall. Sitting room, Kitchen/Breakfast room, Conservatory, Utility Area, Cloakroom, 3 Bedrooms, Bathroom, Gas central heating, Front and Rear Gardens, Private shared parking area.

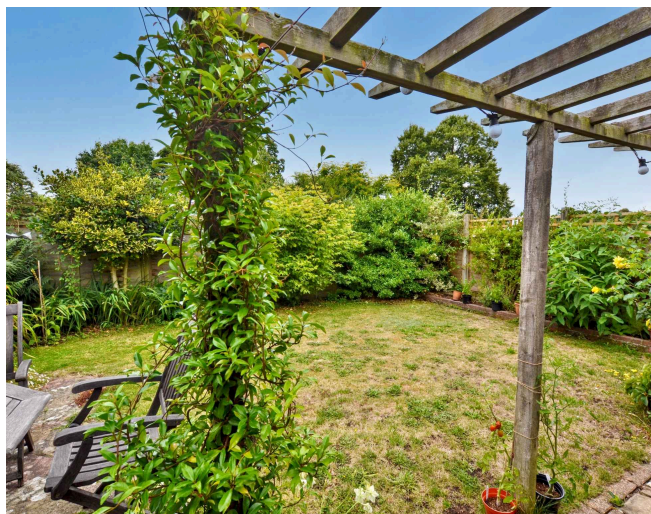
DIRECTIONS:

Entering the town from the north on East Street proceed over the crossroads into Middle Street and turn left into the High Street. Take the next right into Rosemary Lane and Rosemary Close will be found at the end on the left.

SITUATION:

The property is centrally and quietly situated well away from main traffic routes on a no-through lane. 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 attractive semi-detached house dates from the early 1960's with part tile hung elevations of brick under a tiled roof. It offers light and spacious well planned accommodation with plenty of storage. A glazed door opens to an enclosed porch and then in to a hall with under stairs cupboard, fitted kitchen/breakfast room, well proportioned sitting room with fireplace, conservatory, utility area and cloakroom,. From the conservatory glazed sliding doors lead to the west facing rear garden. On the first floor are three bedrooms, all with fitted cupboards, and a bathroom.

OUTSIDE:

To the front of the house is a small area of garden with a variety of shrubs and a paved terrace. The west facing garden to the rear is laid mainly to lawn with a paved terrace and Jasmine clad pergola. There is a garden shed and a gate leads to a shared pathway giving pedestrian access to the garden without coming through the house.

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

COUNCIL TAX: Band D Chichester District Council – 01243 785166

Approximate Gross Internal Area
104.3 sq m / 1123 sq ft

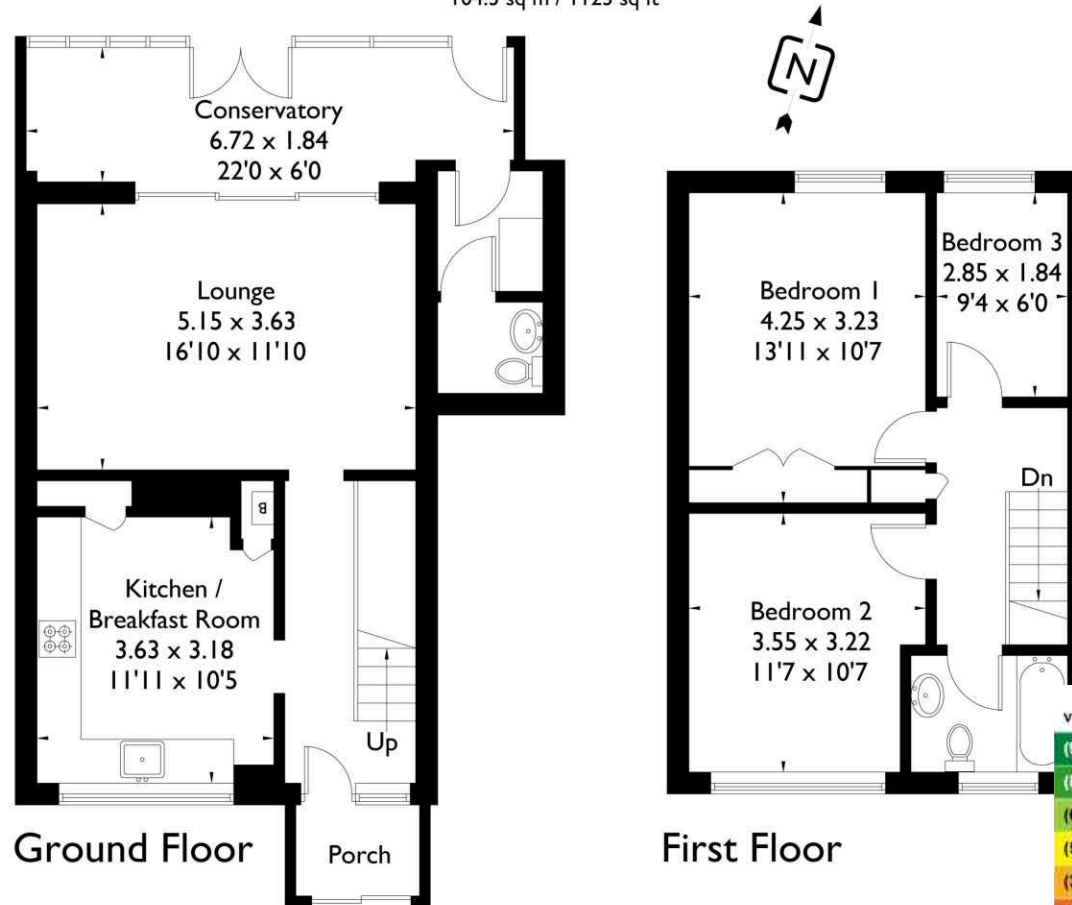
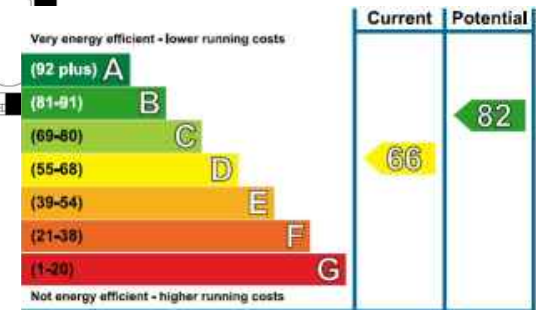


Illustration for identification purposes only. Not to scale
Ref: 224226



**Barrington
& Company**

**MARKET SQUARE HOUSE,
PETWORTH, WEST SUSSEX,
GU28 0AH.**

T: +44(0)1798 342242
E: petworth@barringtonandco.com
W: www.barringtonandco.com

IMPORTANT NOTICE: Barrington & Company, their clients and any joint agents give notice that; 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Barrington & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



PETWORTH

A well presented 3 bedroom semi-detached town house, quietly situated on a no-through lane, a short walk from the town centre.

GUIDE PRICE £450,000

**Barrington
& Company**