



79 WYNDHAM ROAD

**Barrington
& Company**

79 WYNDHAM ROAD, PETWORTH, WEST SUSSEX, GU28 0EG.

A well presented semi-detached house with south facing garden, private parking and garage.

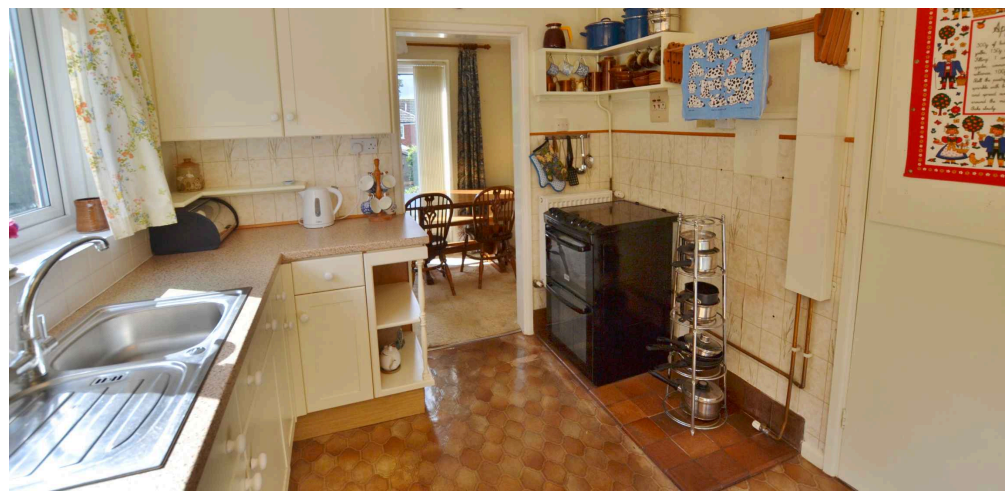
Sitting/dining room; Kitchen; Utility room, Cloakroom; 3 Bedrooms; Bathroom; Gas fired central heating;
Garage; Front and rear gardens:

DIRECTIONS:

Leave the town centre on the Chichester road (A285), proceed over the first mini-roundabout and take the first exit at the second mini-roundabout into Dawtrey Road. Turn left into Wyndham Road and No. 79 will be found after 200 metres on the right.

SITUATION:

Wyndham Road is a pleasant residential no-through road 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. More extensive shopping facilities can be found at Pulborough and Chichester. State schools in the area include Petworth Primary School (walking distance) 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. Being set in the heart of the South Downs National Park, the area is surrounded by beautiful countryside offering excellent walking & riding opportunities. 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:

The property comprises a semi-detached house offering good family accommodation and potential for further improvement and extension. Windows and doors are all double glazed. All three bedrooms have built in wardrobes and the kitchen could easily be enlarged by incorporating the adjacent utility and dining rooms.

OUTSIDE:

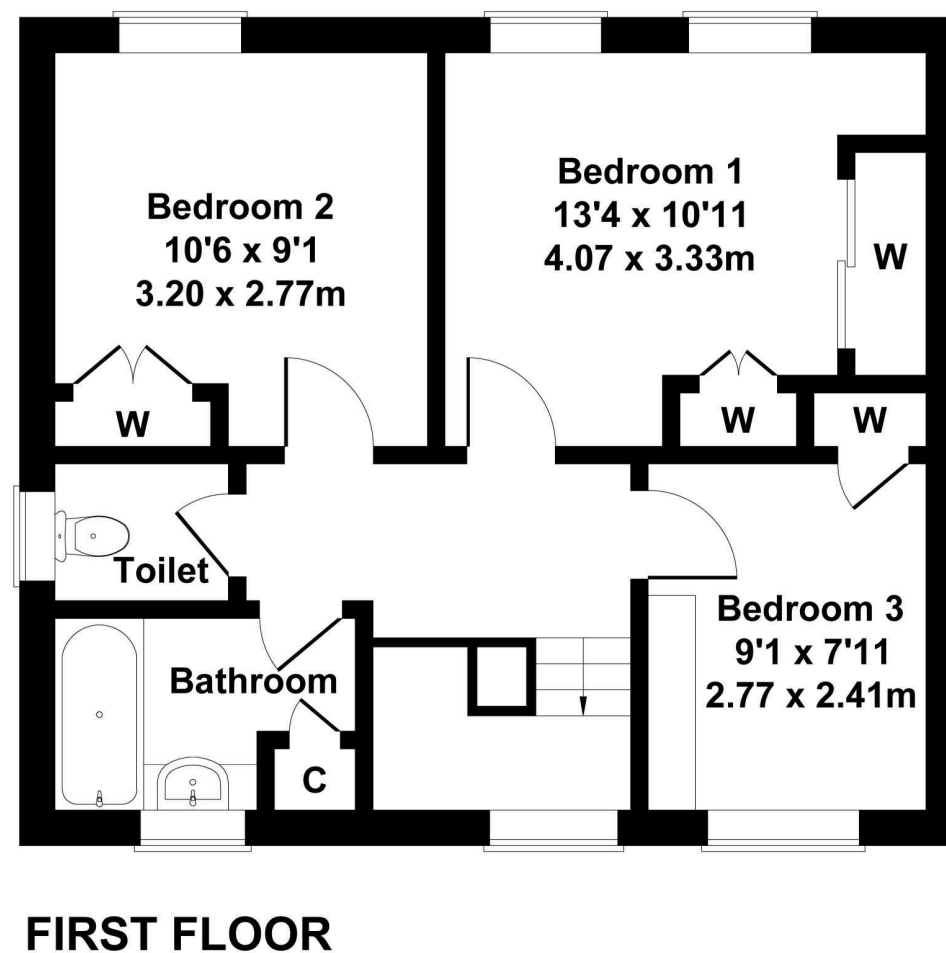
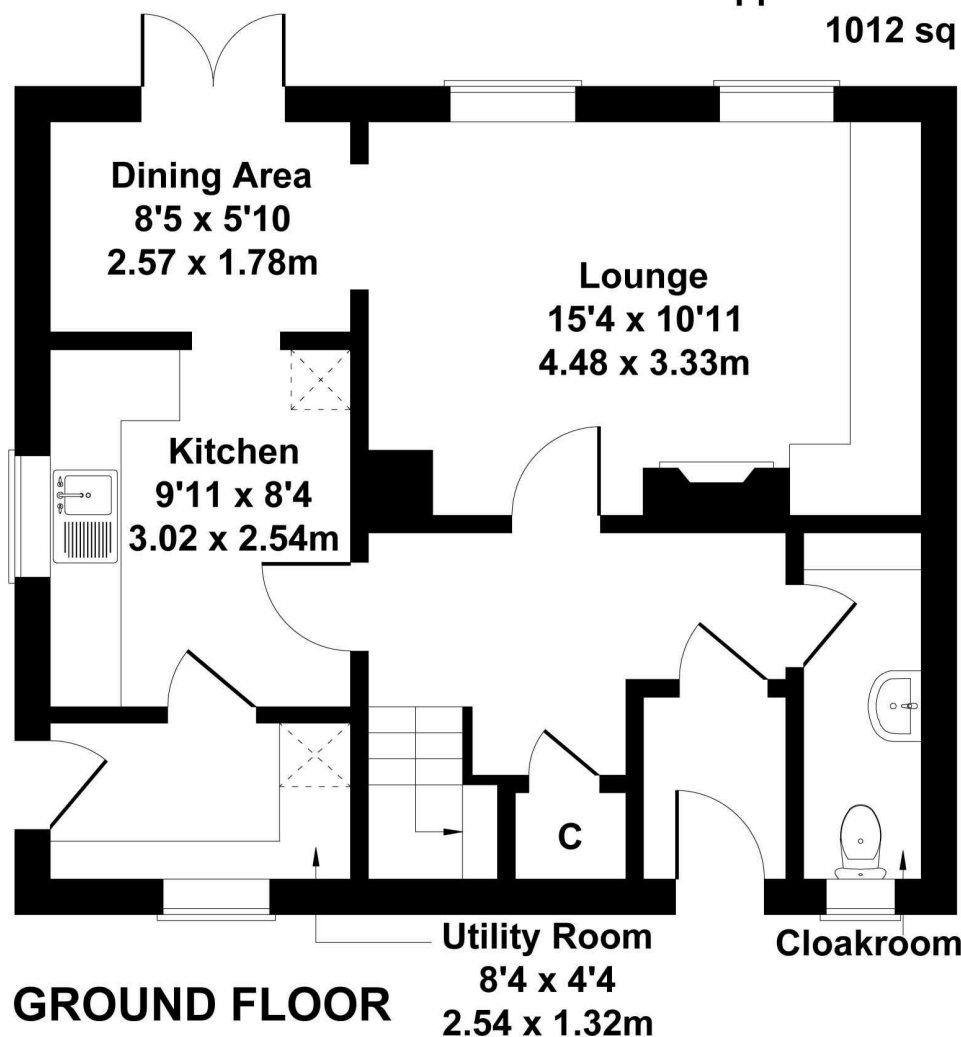
To the front of the house there is a neat garden with well stocked flower borders and a stone retaining wall. A gate and pathway gives access to the rear garden with a paved terrace and steps down to a lawn interspersed with mature shrubs. A west facing pergola catches the evening sun and two sheds provide garden storage. There is single garage with power in a nearby block and private parking in front for 2 cars.

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

ENERGY PERFORMANCE: Band D.

COUNCIL TAX BAND: Band C.
Chichester District Council: 01243 785166

**Approximate Gross Internal Area
1012 sq ft - 94 sq m**



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