



15 PARK RISE

*Barrington  
& Company*

## 15 PARK RISE, PETWORTH, WEST SUSSEX, GU28 0HU.

*An attractive mid - terraced house quietly situated close to the town centre.*

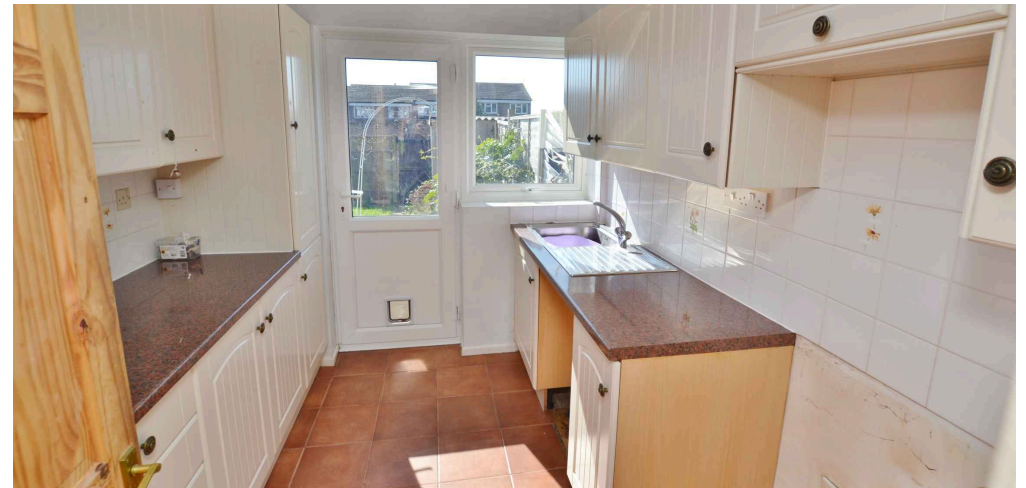
Hall, Cloakroom, Living/Dining room, Conservatory, Kitchen, 3 Bedrooms, Shower room, Gas fired central heating, Front and rear gardens.

### DIRECTIONS.

Leave the town centre on the Chichester Road (A285), proceed over the roundabout and turn right into Martlet Road. Take the second right into Park Rise and then bear left into the parking area in front of No 15.

### SITUATION:

Park Rise is part of a small development of houses situated in a pleasant residential area 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. State schools in the area include Petworth primary School 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. 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:

This attractive mid - terraced house dates from the early 1970's with part weather boarded elevations of brick under a tiled roof. More recent works have included the addition of a conservatory, upvc double glazed windows and doors and gas central heating. Inside a hall with cloakroom leads to an open plan double aspect sitting/dining room which leads on to the conservatory. There is an adjacent kitchen fitted with a range of floor and wall units. Stairs from the hall lead to the upstairs landing with cupboards. There are two double bedrooms and a third single bedroom along with an accessible wet room.

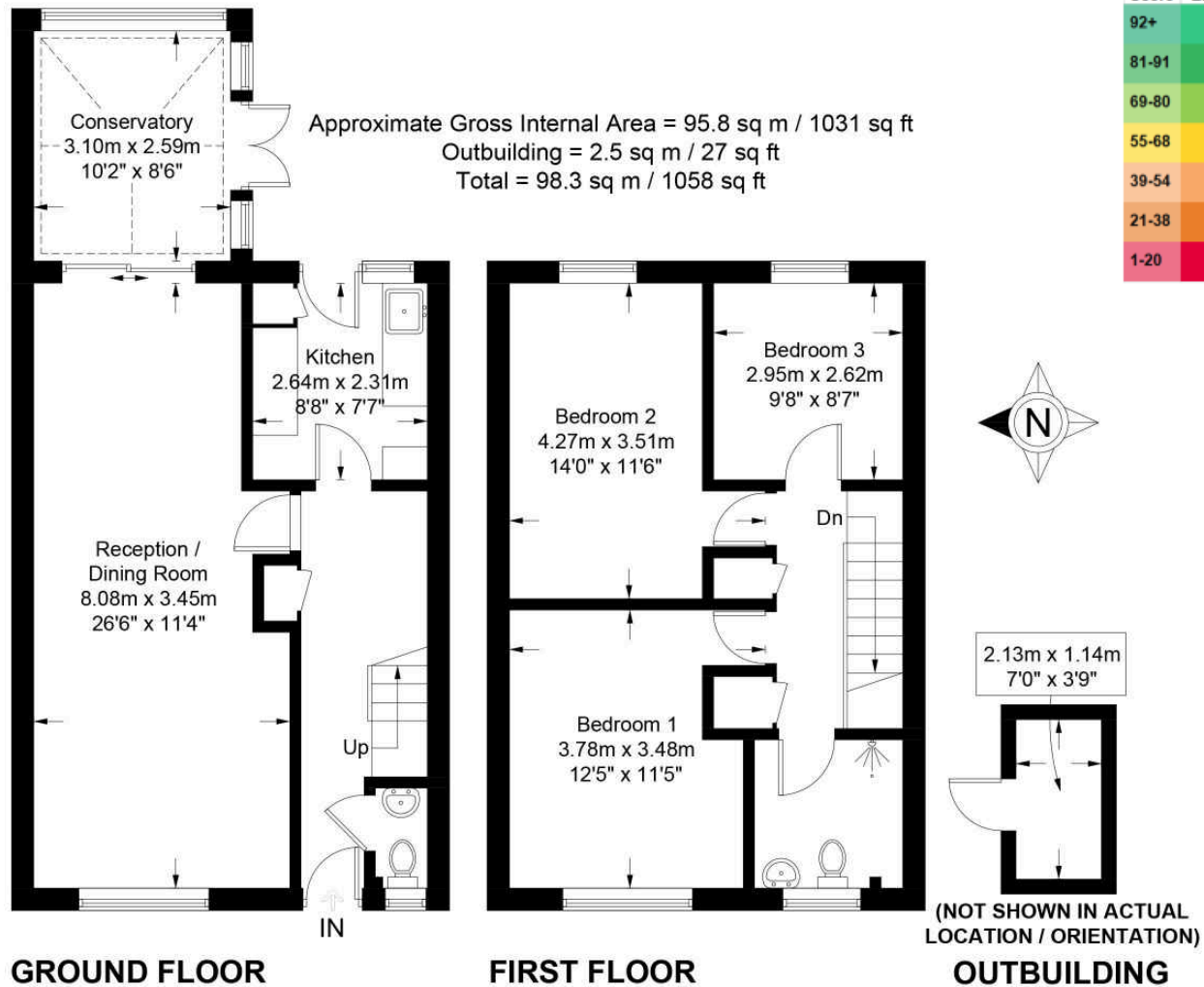
#### OUTSIDE:

To the front of the property there is a small lawned garden with mature shrubs. The garden to the rear has a paved sun terrace and an area of lawn. There is a pathway to a pedestrian gate leading on to a shared footpath behind the property. There is also a garden shed.

ENERGY PERFORMANCE  
CERTIFICATE: Band D

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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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