



PROSPECT COTTAGE



RH & RW
CLUTTON

PROSPECT COTTAGE

311D North Street
Petworth
West Sussex GU28 0DF

Guide price - £259,950 - Freehold

Entrance hall • 2 bedrooms • Bathroom
Sitting room open plan with the kitchen
Good size rear garden with external store
Stunning views over The Shimmings Valley
Within walking distance of Petworth town centre

DESCRIPTION

Prospect Cottage is a pretty period cottage with a good size garden, located on North Street, with most of the rooms having far reaching rural views over the Shimmings Valley. The cottage has been refurbished and modernised in recent years and offers accommodation arranged over 2 floors. Access is from North Street and from a footpath behind. From North Street there is an entrance hall with a double bedroom, single bedroom and bathroom. A staircase leads down to the kitchen, open plan with the sitting room and door opening onto the garden. The kitchen is fitted with a range of units and includes a gas hob with electric oven and a breakfast bar. The sitting room includes an open fire. The garden is charming and a very good size for this type of cottage. It includes 2 terraces, extensive beds, a small brick shed and access to a footpath, all with some fine rural views.

N.B. There are parking spaces close by which are held under licence from the Leconfield Estate. We understand there is currently a waiting list, however we advise any prospective buyers to make their own enquiries.

SITUATION

Prospect Cottage is located at the north/eastern edge of Petworth, located on North Street, opposite the wall of Petworth Park and has access to the Shimmings Valley close by. It is also within walking distance of the excellent





range of quality independent and specialist shops and other amenities in the town. Petworth is a picturesque and historic old market town dominated by Petworth House with its beautiful 750 acres of parkland designed by Capability Brown which can be accessed within a very short distance of the property. It is located within the South Downs National Park and has a primary school, three churches, various sporting facilities and a range of vibrant societies including the annual Petworth music and literary festivals. Midhurst (6 miles) has an excellent range of shops as well as the world renowned Cowdray Park Polo Ground and the Cowdray Golf Club. Chichester (15 miles) provides a broader choice with all the major supermarkets and its well renowned Festival Theatre. In addition there is horseracing, golf and lots for the motor enthusiast at the famous Goodwood Estate (13 miles). The area provides a good choice of state and independent schools for both boys and girls. Pulborough mainline station (4 miles) provides a service to Gatwick, London Bridge and Victoria.

SERVICES

Mains gas, electricity and water are connected. Central heating is via a gas fired boiler with radiators. Mains drainage.

DIRECTIONS

From the centre of town head north out of the town along North Street and the property will be found about half way down on the right hand side.

VIEWING

Strictly by appointment with the sole agent RH & RW Clutton - 01798 344554



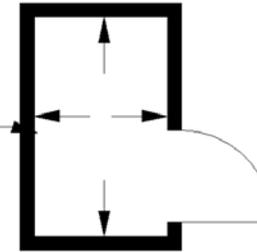
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

North Street, Petworth

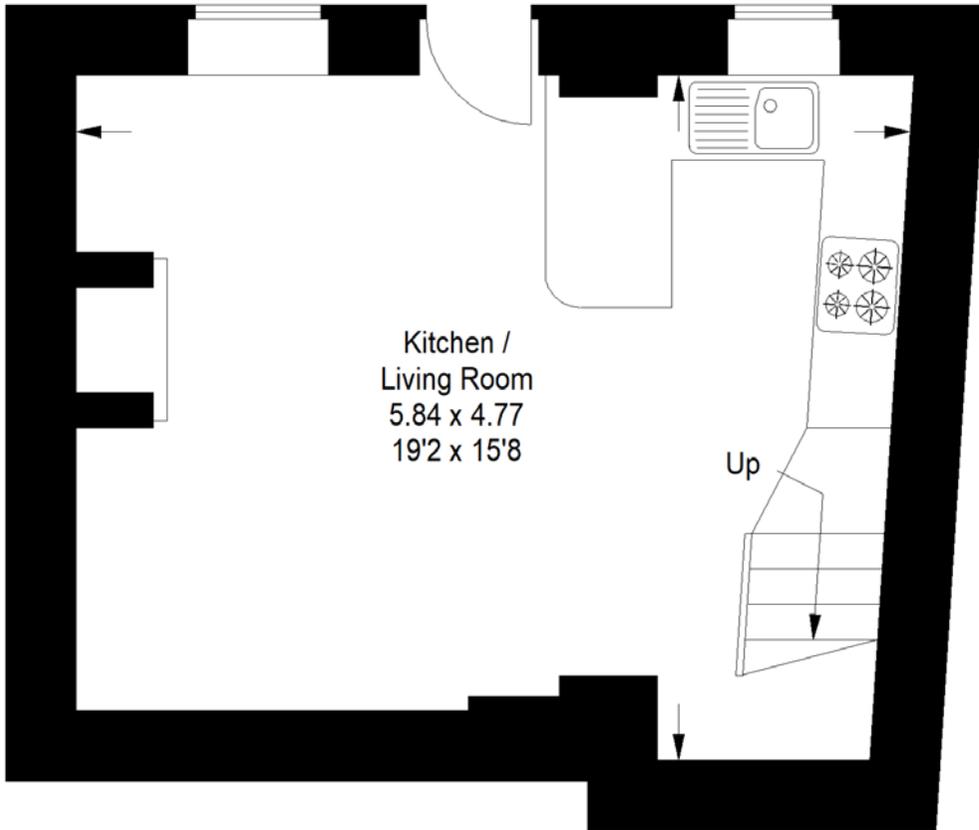
Approximate Gross Internal Area
 Garden Floor = 27 sq m/291 sq ft
 Upper Ground Floor = 32.8 sq m/353 sq ft
 Total = 59.8 sq m/644 sq ft



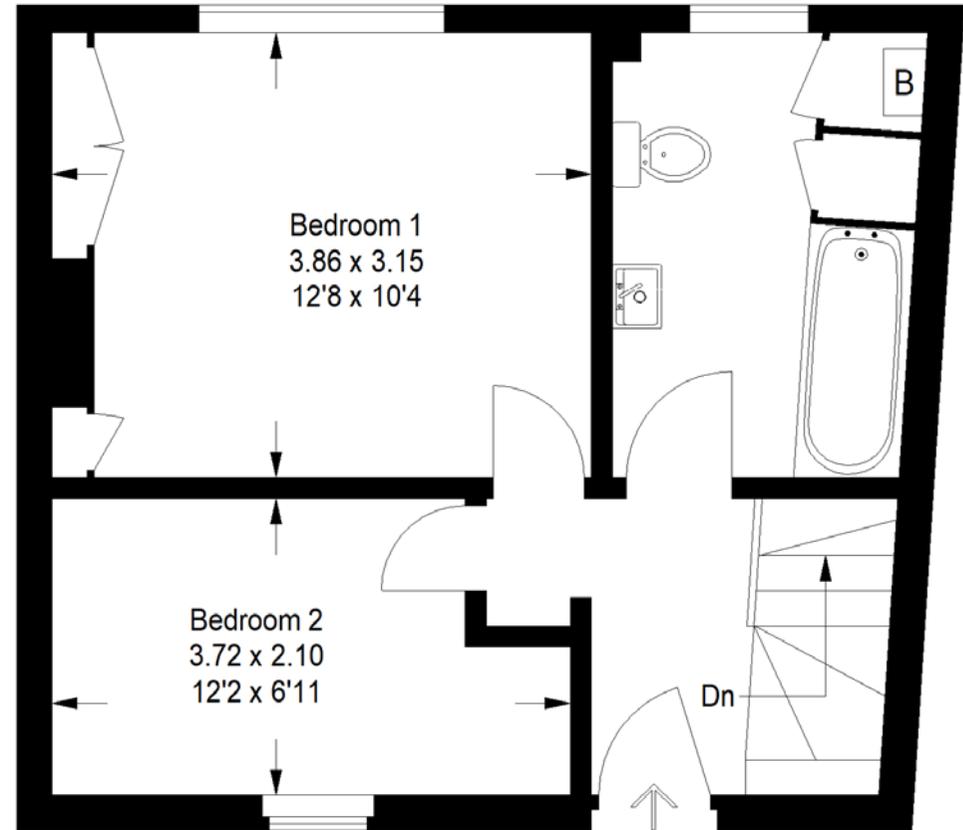
Store
 1.53 x 0.93
 5'0 x 3'1



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Garden Floor



Upper Ground Floor

Kitchen /
 Living Room
 5.84 x 4.77
 19'2 x 15'8

Bedroom 1
 3.86 x 3.15
 12'8 x 10'4

Bedroom 2
 3.72 x 2.10
 12'2 x 6'11

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