

ARNOPS LEITH, PETWORTH



savills

A RARELY AVAILABLE OPPORTUNITY TO ENHANCE A DETACHED HOUSE IN A CENTRAL PETWORTH LOCATION

3 bedrooms ♦ bathroom ♦ open plan sitting room and dining room ♦ kitchen ♦ garaging ♦ parking ♦ views over the Shimmings Valley ♦ scope to further enhance and update

Description

Located in a prime position within striking distance of Petworth town centre, Arnops Leith represents an exceptional opportunity to secure an unmodernised detached home with a delightful aspect to the rear over surrounding countryside.

The property itself is a well proportioned post-war house with three bedrooms, family bathroom, open plan reception rooms and a kitchen. There is a double garage attached to the side of the property.

To the front of the house is a lawned garden, with a yard area to the side and rear. In addition to the garaging there is ample parking space.

We believe that the property could be enhanced and remodelled in various ways to suit an incoming purchaser, subject to obtaining the relevant consents.



Location

Petworth is a picturesque market town with a good selection of shops and restaurants, surrounded by attractive rolling farmland. Adjoining the town is Petworth House and Park, owned by the National Trust. In July, the annual music and arts festival takes place in Petworth, with other concerts and allied activities taking place throughout the year. There are numerous sporting activities available in the area, including several local golf courses, racing at Goodwood and polo at Cowdray Park.

Services: All mains services available.

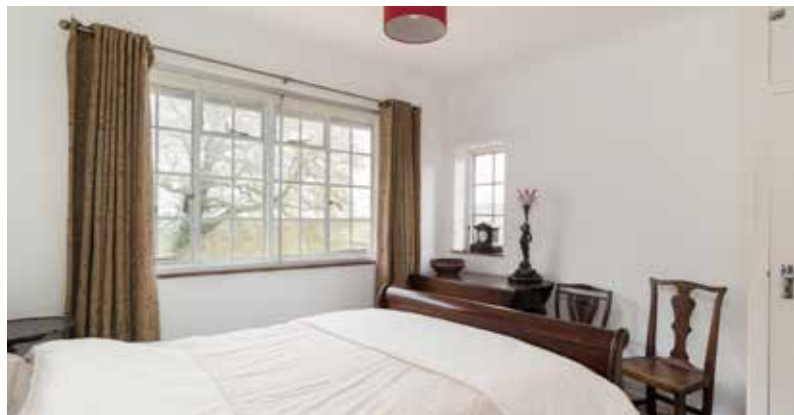
EPC: A copy of the full Energy Performance Certificate is available upon request.

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Viewing: Strictly by appointment with Savills.

Postal Address: Arnops Leith, Angel Street, Petworth, GU28 0BG

Important Notice: Photographs taken April 2019.

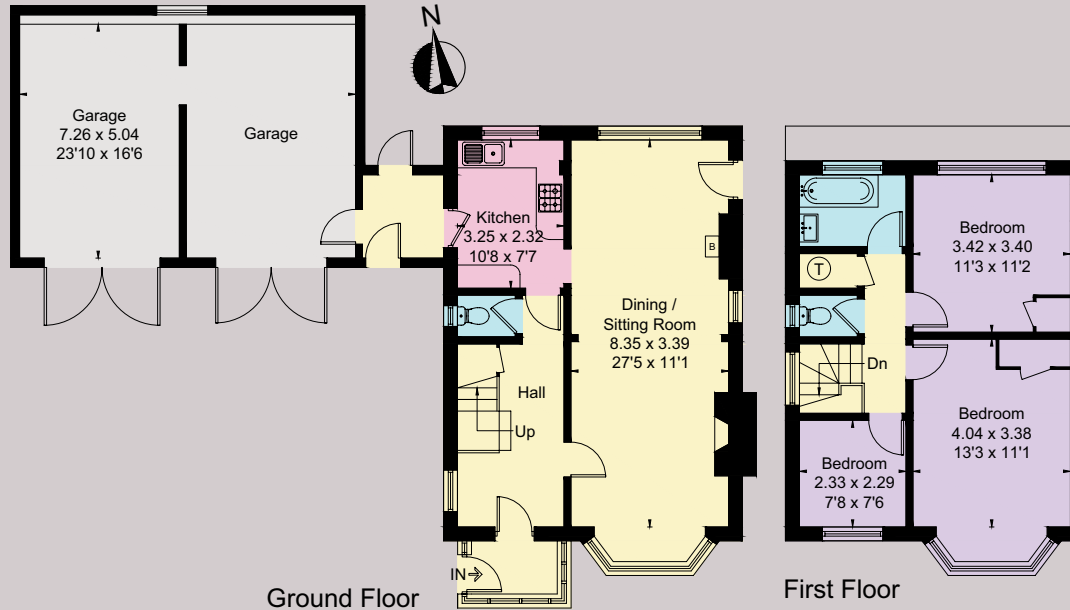


FLOORPLANS

Approximate IPMS2 Floor Area = 100.3 sq m / 1080 sq ft

Garage = 38.1 sq m / 410 sq ft

Total = 138.4 sq m / 1490 sq ft



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