



School Lane, Lodsworth
Petworth, West Sussex, GU28



Beyond your expectations

A detached bungalow with planning permission to improve

3 Bedrooms | Bathroom | Sitting Room | Kitchen/Breakfast Room | Entrance Hall | Garden | Car Port
| Oil Central Heating

Asking Price £525,000 Freehold

Description

The property comprises a detached three bedroom bungalow (of approximately 950 square feet) with a good size kitchen/breakfast room, a bathroom and lean-to garden store/boiler room. Planning permission has been approved to improve the current property with full details available on the South Downs National Park website. The property is situated on the corner of Hollihurst road and School Lane and is approached off the un-adopted road by a driveway to the carport and parking space. The majority of the ground are laid to grass and found to the rear of the property.

Location

The property is found on high ground commanding views over this popular Sussex village which offers a range of amenities including a village shop, church, recreation ground, public house and village green. More extensive educational recreational facilities can be found in Petworth and Midhurst and the larger towns of Haslemere and Petersfield provide further facilities including mainline railway link to London Waterloo. Chichester offers a wide range of amenities including live theatre many specialist shops and stores and further rail links. There are a selection of state and private schools in the area, including Haslemere's St Ives, St. Edmunds, The Heights, Amesbury and the Royal School, and at Petersfield Bedales and Churchers College. Nearby, just South of Petworth is Seaford College.

Additional Information

Services: Mains Water & Electricity are connected. There is Private Drainage and Oil Fired Central Heating.

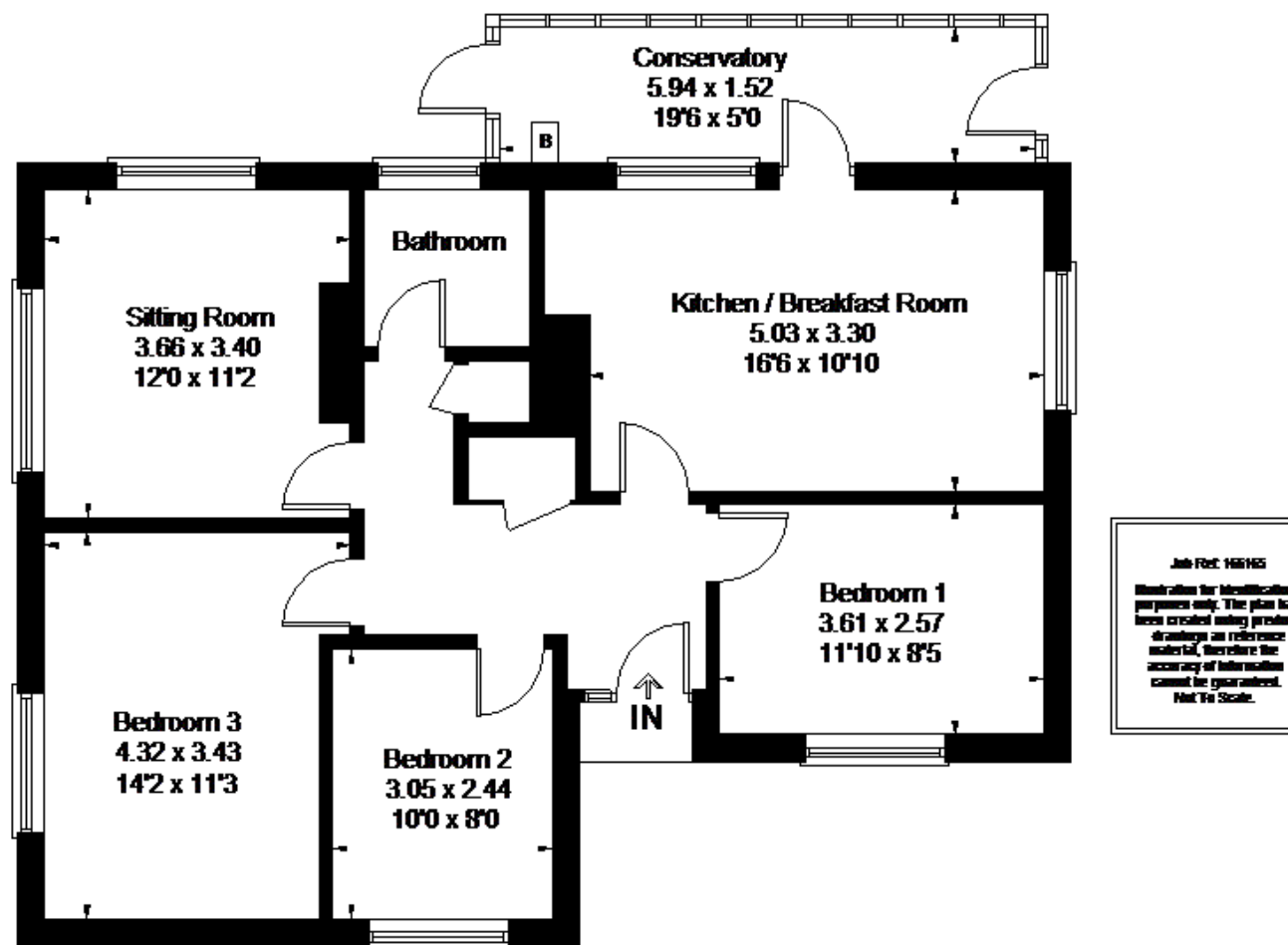
Local Authority: Chichester District Council & West Sussex County Council.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

School Lane

Approximate Gross Internal Area
88.5 sq m / 953 sq ft



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

