



2 Littlecote, Petworth, West Sussex, GU28 0EF

Offers in Region of £375,000





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Freehold / EPC - C / Council Tax Band C

- Semi Detached House
- Three Bedrooms / One Bathroom
- Ground Floor Study
- Off Road Parking
- Garage
- Close to Petworth Town Centre

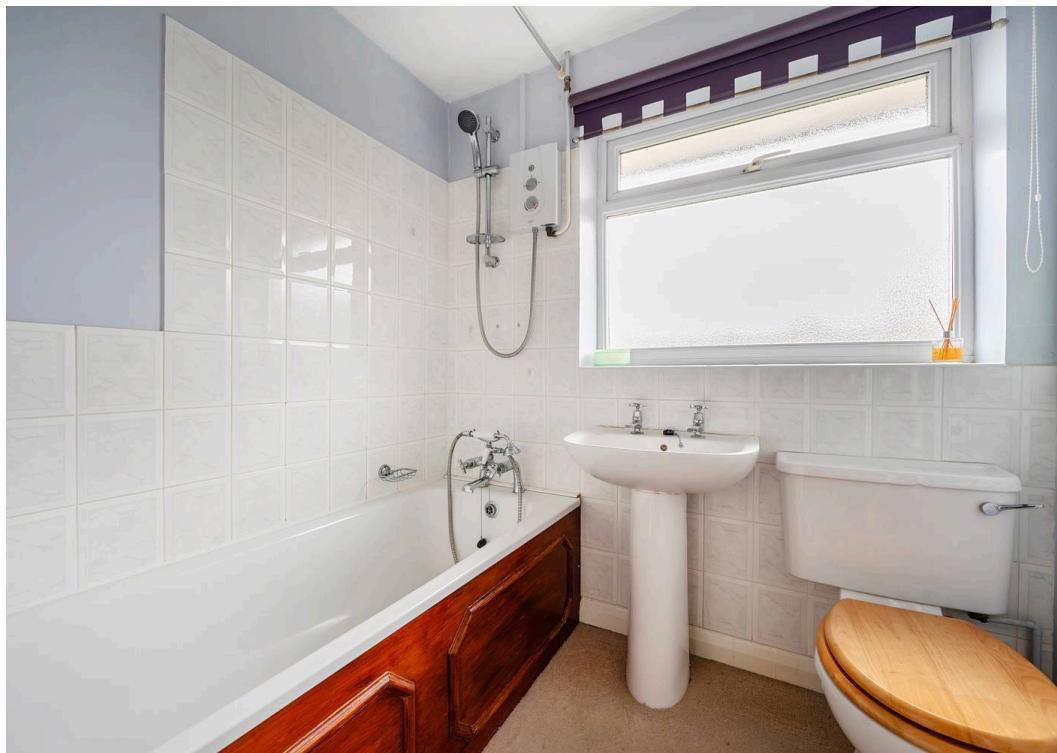
Situated in the charming market town of Petworth, this attractive three bedroom semi-detached house offers well-balanced accommodation, off-road parking, and a private rear garden – ideal for families, professionals, or those seeking village-edge living with easy access to local amenities.

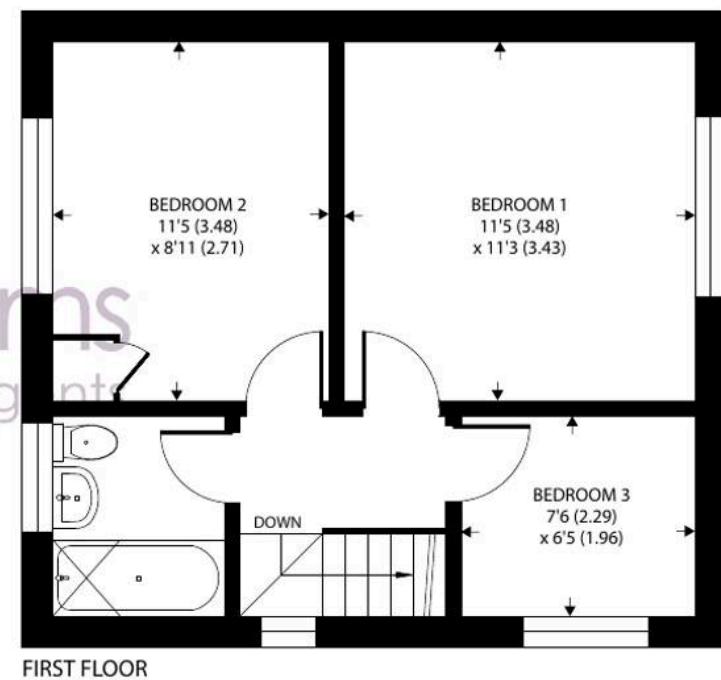
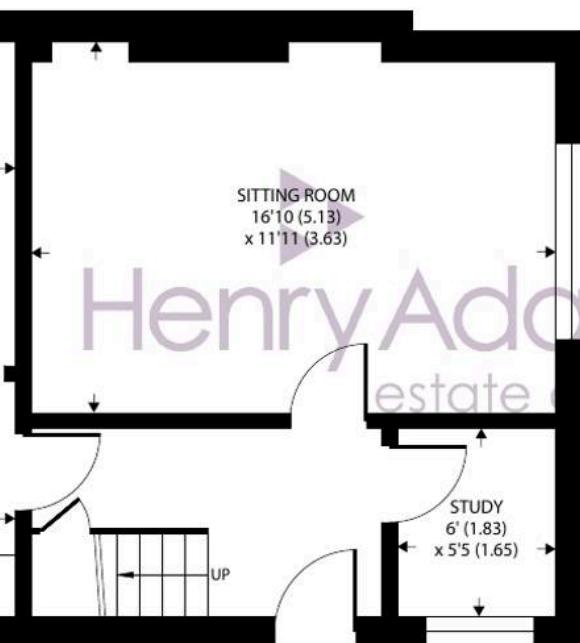
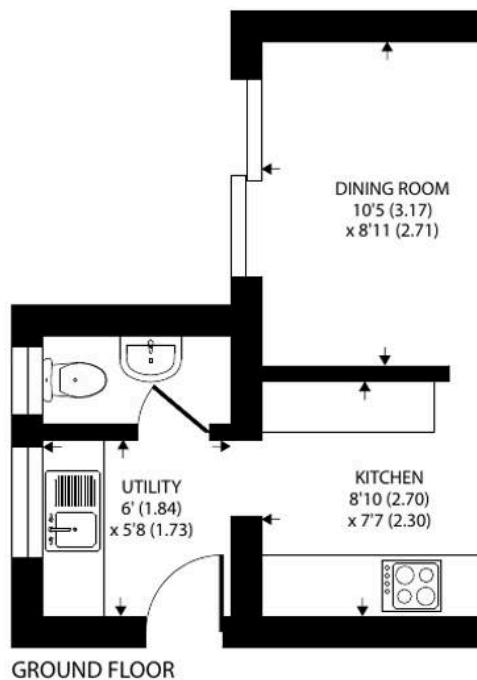
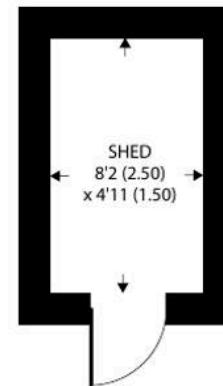
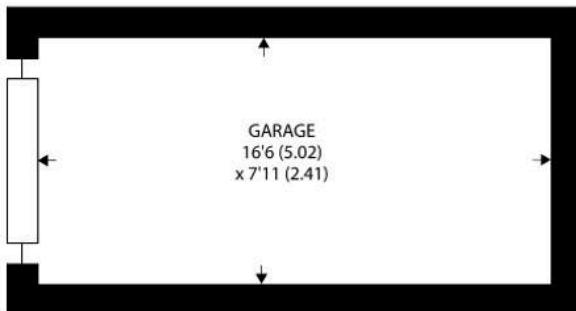
The property has off-road parking for two vehicles, with the added benefit of a separate garage located in a nearby block, providing excellent storage or additional parking options.

The ground floor offers versatile and well-proportioned living space. The side entrance leads to a ground floor study, perfect for home working or a quiet reading room. There is also a convenient WC. The kitchen is well laid out with ample storage and workspace, flowing naturally into the dining room with views and access to the rear garden, creating an ideal setting for everyday meals or entertaining. The living room enjoys a comfortable and inviting atmosphere. Upstairs, the property features three bedrooms, with the principal offering built in wardrobes. A family bathroom and access to a boarded attic complete the first floor.

To the rear, there is an enclosed garden, providing a private and secure outdoor space for relaxing, gardening, or entertaining.

Located just beyond Petworth's historic centre, the property enjoys close proximity to the town's boutique shops, cafés, Petworth Primary School, a children's nursery and local services.





Approximate Area = 922 sq ft / 85.6 sq m

Garage = 130 sq ft / 12 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 1092 sq ft / 101.3 sq m

For identification only - Not to scale





Henry Adams – Midhurst

Henry Adams, Bepton Court, 2 West Street – GU29 9NF

01730 817370 • midhurst@henryadams.co.uk • www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.