



 kelway
law

31 Greengates, Lurgashall, Petworth West Sussex, GU28 9ES

£235,000



31 Greengates

At a glance:

- Two bedrooms
- Re-fitted bathroom suite
- Sitting room
- Fitted kitchen
- Parking for two vehicles
- Private garden with workshop.shed

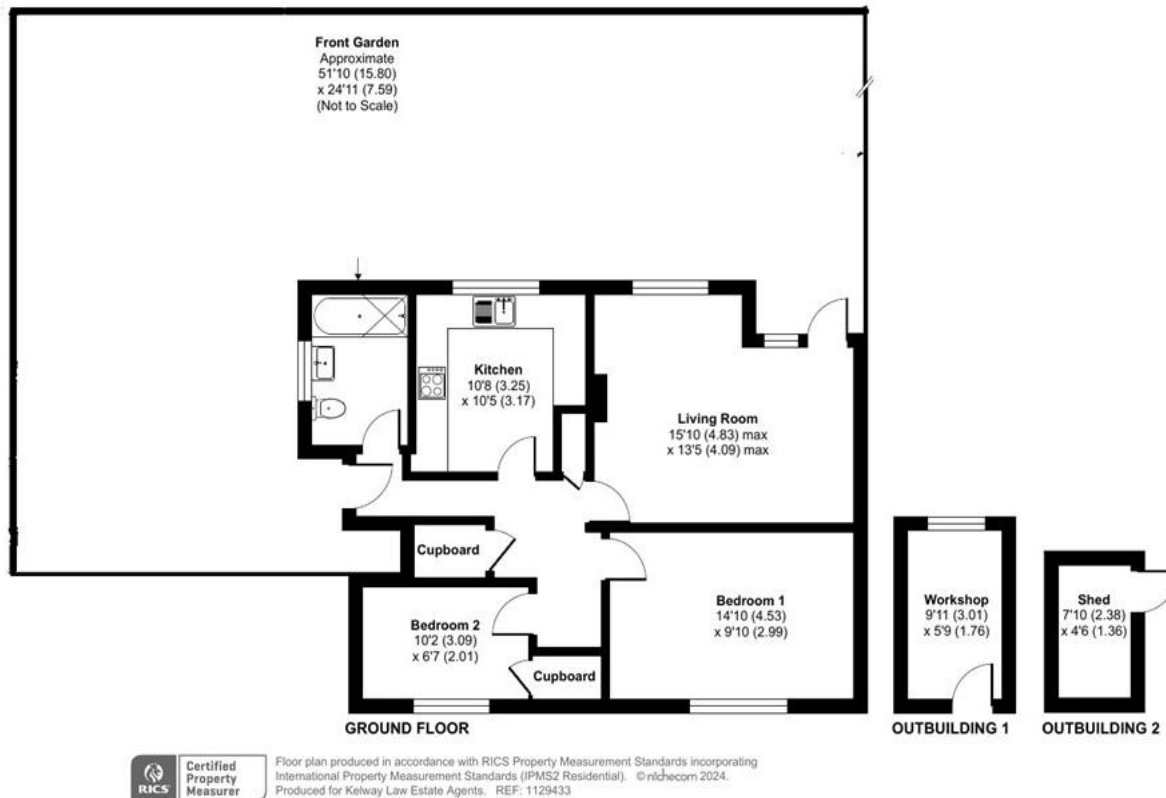
Description

A great-size two-bedroom ground-floor maisonette with its own private garden and off-road parking for two cars situated at the end of this quiet cul-de-sac in the lovely village of Lurgashall.

Offering spacious accommodation comprising sitting/dining room with feature fireplace and patio doors opening to a covered area leading to the garden, two rear aspect double bedrooms, Kitchen with a range of fitted base and eye-level units with integrated brushed steel oven, ceramic hob, dishwasher, space for washing machine, floor standing oil boiler, the family bathroom has been re-fitted with a shower over the bath, vanity wash basin and low level w.c.

The maisonette offers private garden with lawned area and raised flower beds, there is well sized patio area great for entertaining, there is a brick build workshop/shed with the garden enclosed by panel fencing. A gate gives access to the parking for two vehicles.

Approximate Area = 705 sq ft / 65.4 sq m
 Outbuildings = 92 sq ft / 8.5 sq m
 Total = 797 sq ft / 73.9 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Additional Property Details:

Council Tax Band: B
 Local Authority: Chichester
 Services: Oil, Mains Electric & Water
 Tenure: Leasehold
 Lease Length: 89 years + 90 years*
 Service Charge: TBA
 Ground Rent: TBA
 What3Words: ///arming.visual.convinces

Lurgashall & Surroundings:

The property is situated in the lovely village of Lurgashall and is centred around a cricket green in front of the Noah's Ark village pub, a former brew house and bakery that can trace its origins back to the 16th century. A village shop and Post Office on the green and another at Northchapel provide for daily needs, whilst a wider range of shopping is available at Midhurst, Petworth or Haslemere.

Set within the newly formed South Downs National Park there are acres of National Park countryside to explore with its many paths and bridleways 38 miles of which are within the parish of Lurgashall.

Although relatively rural in nature, the area is well served by road and rail connections. The A286 and A283 provide the north-south routes to local destinations, whilst the A3 provides a fast and direct route to London, whilst connecting with the M25 for the main airports and the national motorway network, as well as the M27 in the south. At Haslemere station, there is a fast and frequent service between Portsmouth and London (Waterloo), with journey times to London of around 55 minutes.

<https://www.westsussex.gov.uk/roads-and-travel/travel-and-public-transport/bus-and-coach-travel/bus-passes-and-discounts/bus-it/book-a-bus/>



Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact this office, and we will be pleased to check the relevant information. Do so, particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested.

Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages: We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.