

Petworth - Trowels, Pound Street, West Sussex GU28 0DX
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Petworth - Trowels, Pound Street, West Sussex GU28 0DX

Freehold Retail & Residential Investment



Investment Consideration:

- Purchase Price: £525,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises retail shop and adjoining 4/5-bed house
- Total combined GIA: 294.6 sq m (3,171 sq ft)
- Benefits from private south-facing garden
- Petworth lies approximately 14 miles south-east of Haslemere, 15 miles north-east of Chichester and 20 miles south-west of Guildford, providing convenient access to a number of key commercial centres across West Sussex and Surrey
- The property is situated in the heart of the town centre with occupiers nearby including Co-Op Food, Restaurant's, Convenience Store and many more.



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Property Description:

The property comprises a retail shop previously t/a Hairdresser and a 4/5-bedroom residential house in need of modernisation. The house is arranged as kitchen, dining, sitting and library on ground floor, four bedrooms at first floor and additional play-room at second floor, suitable to be converted into additional bedroom. The house benefits from large basement and south-facing garden, providing the following accommodation and dimensions:

Retail: 18.6 sq m (200 sq ft)

Ground Floor Shop: Open plan retail, wc

Residential: 276 sq m (2,971 sq ft)

Ground Floor: Kitchen, dining, sitting room, library

First Floor: 4 bedrooms, 1 bathroom

Second Floor: Play room, storage

Basement: Ancillary

Total GIA: 294.6 sq m (3,171 sq ft)



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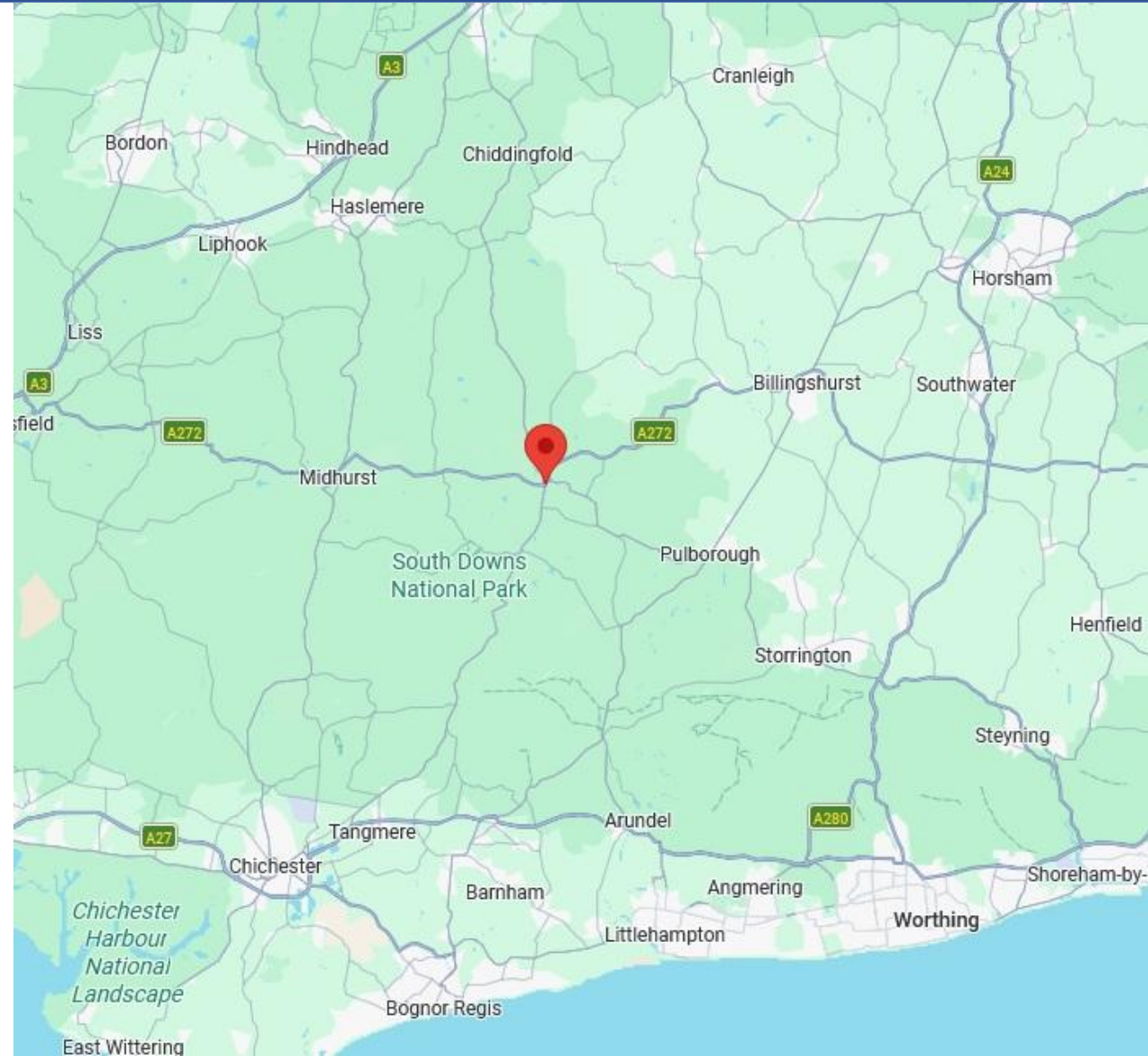
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Location:

Petworth lies approximately 14 miles south-east of Haslemere, 15 miles north-east of Chichester and 20 miles south-west of Guildford, providing convenient access to a number of key commercial centres across West Sussex and Surrey. The town is strategically positioned on the A272, one of the principal east-west routes through the South Downs, connecting Winchester to Heathfield via Petersfield, Midhurst and Haywards Heath. The nearby A283 provides direct links towards Milford and the A3, offering onward access to London, Portsmouth and the wider national motorway network. Rail services are available from Pulborough Station (approximately 5 miles to the south-east) and Haslemere Station (approximately 14 miles to the north-east), both providing regular services to London Victoria and London Waterloo respectively. Gatwick Airport is located approximately 28 miles to the north-east. The property is situated in the heart of the town centre with occupiers nearby including Co-Op Food, Restaurant's, Takeaway, Charity Shop and many more.



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Contacts:

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