



2, SWAN HOUSE



RH & RW  
CLUTTON

2 SWAN HOUSE  
Saddlers Row  
Petworth  
West Sussex GU28 0AN

Guide Price: £450,000 – Leasehold  
(215 years from 24th June 1984  
thus having approximately 175 years remaining)

Large entrance/dining hall • Spacious drawing room  
Kitchen/breakfast room  
Principal bedroom with en suite shower room  
Further double bedroom • Family bathroom  
Passenger lift • Modern secondary glazing throughout  
Lock-up garage and single parking space

#### DESCRIPTION

A spacious two bedroom apartment with well proportioned accommodation, situated on the first floor of a substantial Victorian building located in the centre of Petworth. Swan House is a prominent Grade II listed building that was built in 1900 as a hotel, which it remained until the 1980's when it was converted into 4 apartments with a retail premises on the ground floor. The building has elegant elevations which are a combination of red brick with tile hanging and high pitched roofs with attractive gable ends.

#### PRINCIPAL FEATURES

- Large rooms, ideal for entertaining
- High ceilings with many original features
- Large windows giving plenty of natural light
- Over 1,400 sq ft of accommodation
- First floor with passenger lift
- Roof top views
- Central town location
- Courtyard with private lock-up garage
- Secondary glazing

#### LOCATION AND AMENITIES

Swan House located in the centre of the town, within the Conservation Area and within easy access to the excellent





range of quality independent and specialist shops and other amenities in the town. Petworth is a picturesque and historic old market town dominated by Petworth House with its beautiful 750 acres of parkland designed by Capability Brown. It is located within the South Downs National Park and has a primary school, three churches, various sporting facilities and a range of vibrant societies including the annual Petworth music and literary festivals. Midhurst (6 miles) has an excellent range of shops as well as the world renowned Cowdray Park Polo Ground and the Cowdray Golf Club. Chichester (15 miles) provides a broader choice with all the major supermarkets and its well renowned Festival Theatre. In addition, there is horseracing, golf and lots for the motor enthusiast at the famous Goodwood Estate (13 miles). The area provides a good choice of state and independent schools for both boys and girls. Pulborough mainline station (4 miles) provides a service to Gatwick, London Bridge and Victoria (70 mins) and along the coast. Haslemere Station (10 miles) has a fast service to Waterloo (57 mins).

#### **SERVICES**

Mains electricity, gas, water and drainage are connected. The heating and hot water is via a gas boiler with radiators.

#### **TENURE**

Leasehold, with 215 years granted on 24th June 1984 thus having approximately 175 years remaining, with a ground rent of £50 per annum and a service charge of about £5514.32 per annum for the current year.

#### **COUNCIL TAX**

Band F - £3,131.33 for the current year (2023/2024)

#### **DIRECTIONS**

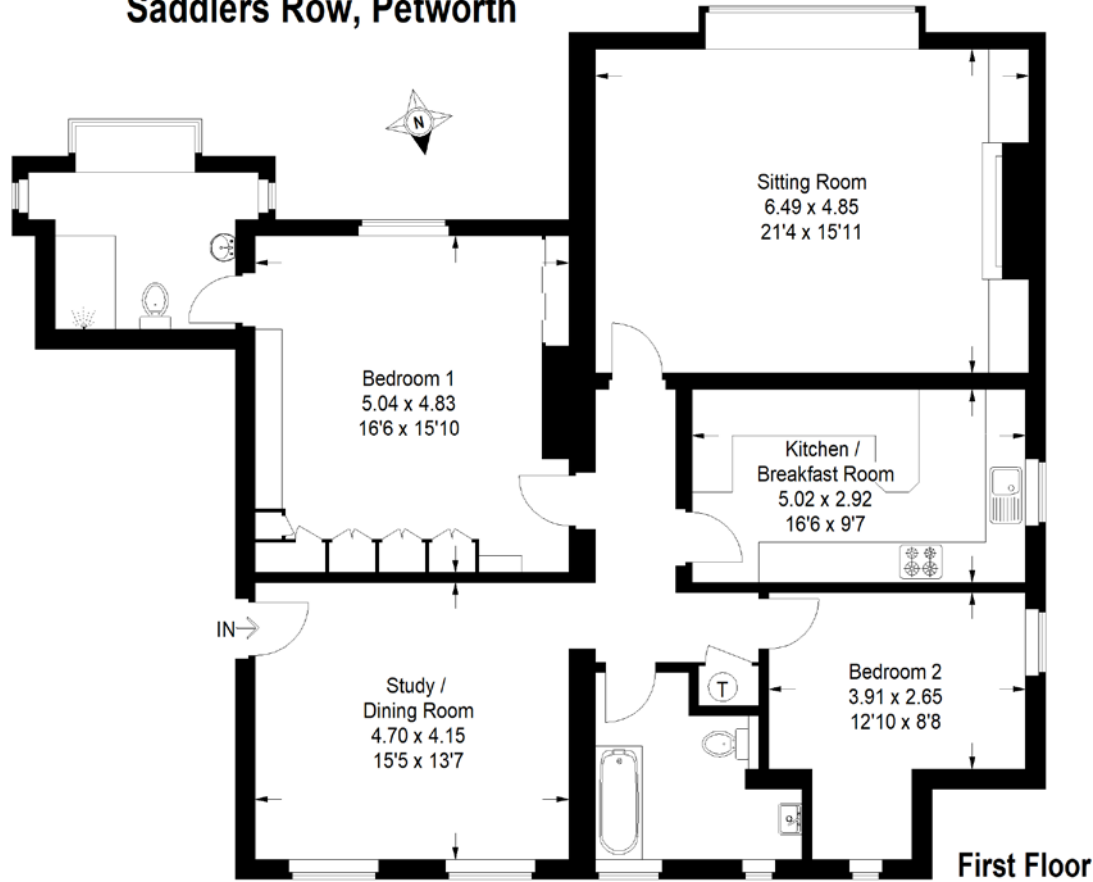
Swan House is situated on Saddlers Row in the centre of Petworth. When driving through the town heading in a southerly direction, follow the one-way system through Market Square and just after the entrance to the main car park the road bends around to the right. Swan House is the large red brick building on the right hand side.

#### **VIEWING**

Strictly by appointment with the sole agent  
**RH & RW Clutton - 01798 344554**

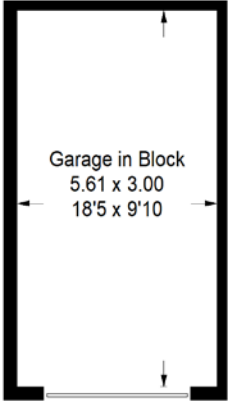


# Saddlers Row, Petworth



Approximate Gross Internal Area  
131.4 sq m / 1414 sq ft  
Garage = 16.9 sq m / 182 sq ft  
Total = 148.3 sq m / 1596 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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