





Charming two double bedroom Grade II listed semi-detached cottage in the heart of South Harting Village, within easy commute of Petersfield and Chichester that has been improved by the current owner. The property backs directly onto an idyllic public park and play area with three ponds.

The house sits in an elevated position above the road with a lovely, private rear garden.

The property offers a large main reception room and fitted log burner. Refitted kitchen/dining room with stairs leading to a good size cellar with fan light window. Large entrance hall and cloaks storage space.

The first floor offers two large double bedrooms and a bathroom with separate shower over the bath.

Externally, there is a large private garden with patio area with a lovely lawned area.

The house is just a few moments walk for the White Hart public house in South Harting and an easy commute to Petersfield and Chichester.

Oil central heating. Mains drainage, water and electricity. There is no gas in South Harting.

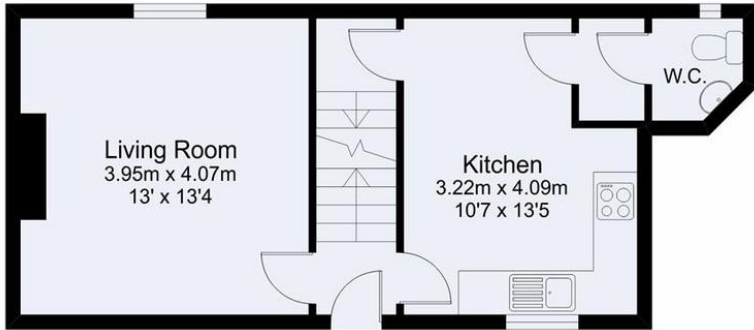
Council Tax Band - D - £2130.

Viewings through Jacobs & Hunt, Petersfield.

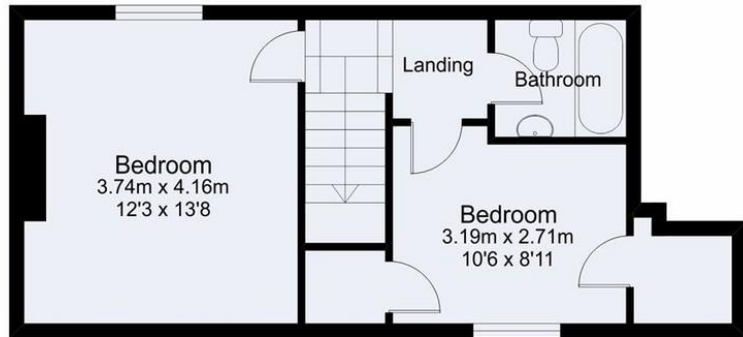
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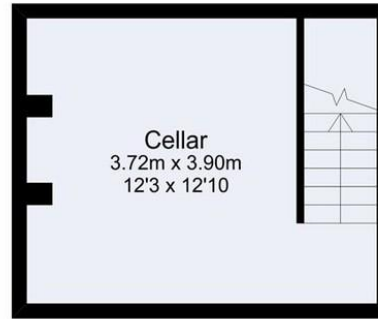




Ground Floor



First Floor



Cellar



South Gardens, South Harting

Total Approx Gross Internal Floor Area = 91 Sq/m - 980 Sq/ft

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE - REF = 626/0745 - © www.homeplansep.co.uk 2019

Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

