







Bright, spacious and re-modelled three bedroom semi-detached home located in South Harting village and situated close to the village Primary School and The White Hart pub and the new cafe. This lovely house sits opposite Harting Hill and offers easy access to the South Downs with its walking and open countryside. The house has a large frontage with off road parking for several vehicles.

Accommodation comprises;

Large entrance vestibule leading to entrance hallway with stairs to first floor.

Large bright, sitting room to front aspect with engineered wood floor. Archway leading to dining room which leads to a wonderful kitchen/breakfast room, tiled floor, space for large fridge/freezer, large picture windows overlooking rear terrace area, door to rear garden. WC to the rear.



The first floor offers three bedrooms with built-in wardrobes and a three piece bathroom with shower over the bath.

Externally, to the front of the house is a well-tended front lawn and large driveway with timber garage/shed.

The rear garden offers a fantastic outside entertaining area on the terrace. Finials and a gate separate the large rear lawn which is enclosed on all sides.



Double glazed windows, electric heating.

Council Tax Band C - £1989 per annum.

Viewing through the Vendors sole agent, Jacobs & Hunt, Petersfield.

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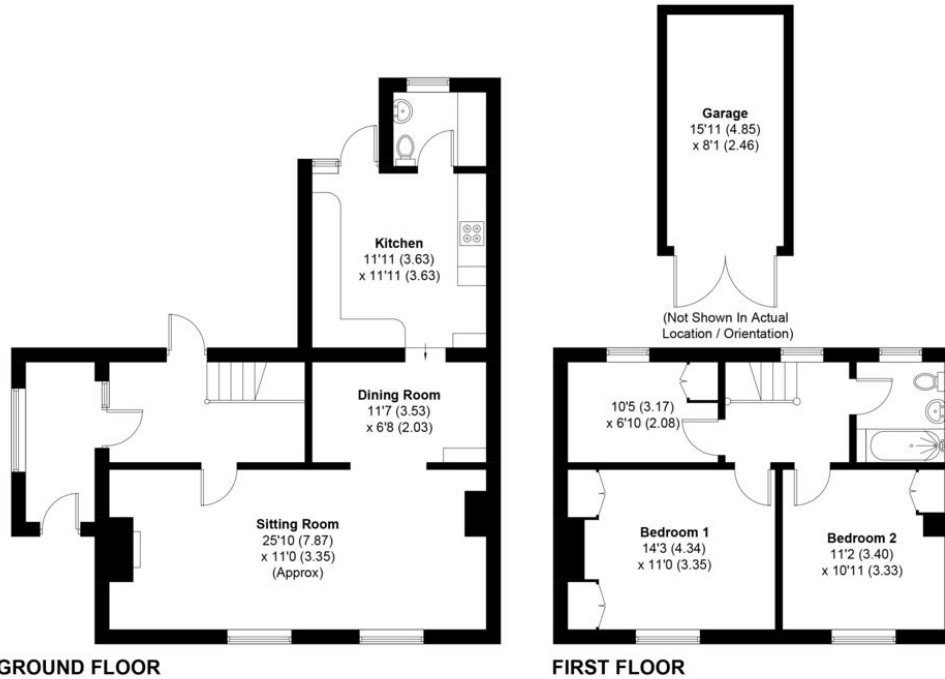


## 7, Culvers, GU31 5LG

APPROXIMATE GROSS INTERNAL AREA = 1210 SQ FT / 112.4 SQ M

GARAGE = 128 SQ FT / 11.9 SQ M

TOTAL = 1338 SQ FT / 124.3 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1111608)  
 Produced for Jacobs & Hunt - Petersfield

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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 are 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

