

THE
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PETERSFIELD
Hampshire

Central Petersfield, Hampshire

An attractive two-bedroom first floor apartment with private ground floor terrace and parking, positioned in central Petersfield within minutes of the station.



Mileages (approximate)

Petersfield Train Station – 0.15 miles
Chichester - 16 miles
Portsmouth – 17 miles
Guildford – 27 miles

Summary of Features

Central location
A successful buy-to-let property
Well-presented with character features
Private parking for 2 cars
Ground floor sun terrace
Fibre Broadband available

Summary of Accommodation

Ground Floor

Entrance hall

First Floor

Landing
Kitchen
Sitting Room
Two Double Bedrooms
Shower Room
Cloakroom

Outside

Private terrace
Parking



Description

This stylish two-bedroom, first floor apartment is within walking distance of the amenities of Petersfield and of the station and is one of only two within this attractive Victorian conversion.

The accommodation is well-presented throughout and includes a private entrance hall, spacious landing, fitted kitchen with breakfast bar, a living room with feature fireplace, two double bedrooms, a fully tiled shower room and a separate cloakroom.

Outside

The property is elevated with pleasant views to both aspects.

There is parking for two cars accessed at the rear (via Windsor Road) with an area of planting to the side, a garden shed and pathway to the front of the property.

A private paved terrace lies to the front with a path to the entrance of the apartment and steps descending to the street.

Situation

Situated in a superb central location in the sought-after market town of Petersfield, this property is ideally located, with access to

the extensive amenities of the town and it is also highly convenient for the mainline station with fast trains arriving at Waterloo in just over an hour.

By road, the A3 London to Portsmouth provides access through the Hindhead tunnel to Guildford, London, Heathrow, Gatwick, the M25/M3, and south to the coast.

Services: Mains electricity, water, drainage. Gas fired central heating.

Local Authority: East Hants District Council

Tenure and Possession: The property is offered for sale Leasehold with a 125 year term.

Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

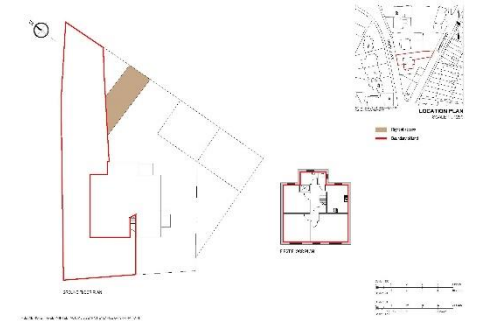
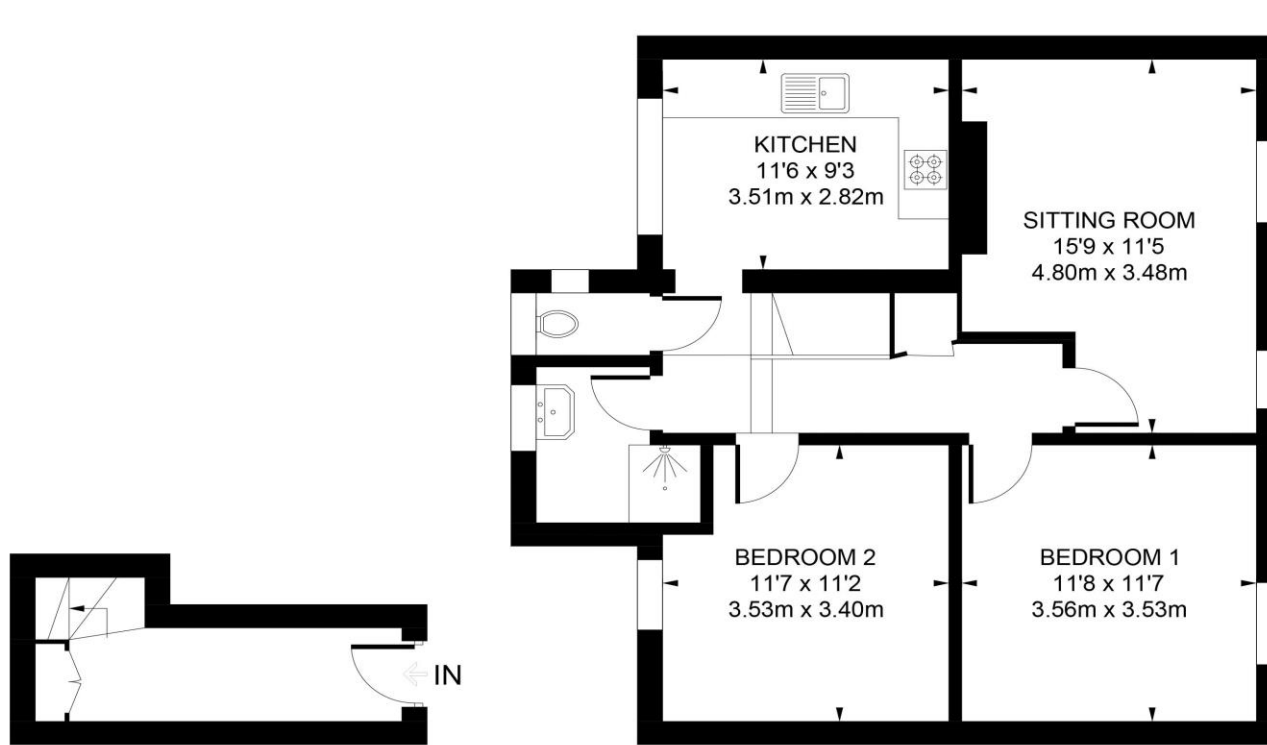
Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2021. Interior photos 2021



GROUND FLOOR
APPROX. FLOOR
AREA 67 SQ.FT
(6.2 SQ.M)

FIRST FLOOR
APPROX. FLOOR
AREA 692 SQ.FT
(64.3 SQ.M)

TOTAL APPROX. FLOOR AREA 759 SQ.FT (70.5 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
(ID 798975)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	73
		EU Directive 2002/91/EC	



The Country House Company

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