



5c The Spain

PETERSFIELD | GU32 3JZ

BCM

Wilson | Hill

Two Double Bedrooms | Kitchen/Breakfast Room | Pantry | Sitting/Dining Room | Store | Shower Room | Walled Garden | Stunning Views | Large Garage

Mileages: Petersfield Market Square 0.2 mile, Guildford 27 miles, Winchester 20 miles, Chichester 15 miles, Portsmouth 17 miles, London 57 miles

Station at Petersfield 0.2 mile, A3 1.8 miles



| The Property

A wonderful top floor apartment within an elegant Grade II listed building dating back to the 18th century and available for the first time in over 56 years. The apartment offers well-proportioned accommodation throughout, with breathtaking views over the small green, historic town and South Downs beyond. The flat boasts many character features including sash windows and attractive architraves and cornicing. The accommodation comprises a bright and open sitting/dining room with far reaching views as well as a luxury kitchen/breakfast room with views over the private gardens.

There are two good size double bedrooms and ample inbuilt storage as well as a modern shower room.

| Outside

The property has a beautiful walled communal garden which provides a peaceful and private oasis. The garden is accessed via a side gate, is mostly laid to lawn, edged by pretty borders, and interspersed by various trees. It is ideal for entertaining, hosting or simply enjoying. The property also has the benefit of a large garage with storage.



Location

The apartment is located in the historic area known as 'The Spain' in the historic market town of Petersfield, a stone's throw from shops and within walking distance to the doctors' surgery and train station. Petersfield itself is a market town with library, outdoor swimming pool, leisure centre, thriving sport clubs, music, arts and theatre community. It also boasts a range of amenities and shops as well as offering a mainline station with trains to London Waterloo in just over an hour. The A3 provides good regional transport links to Portsmouth, Guildford and London. There are many good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.



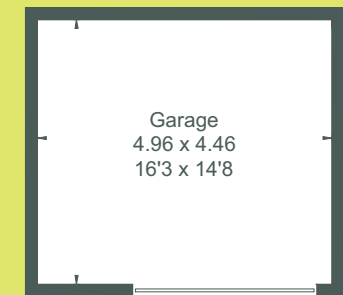
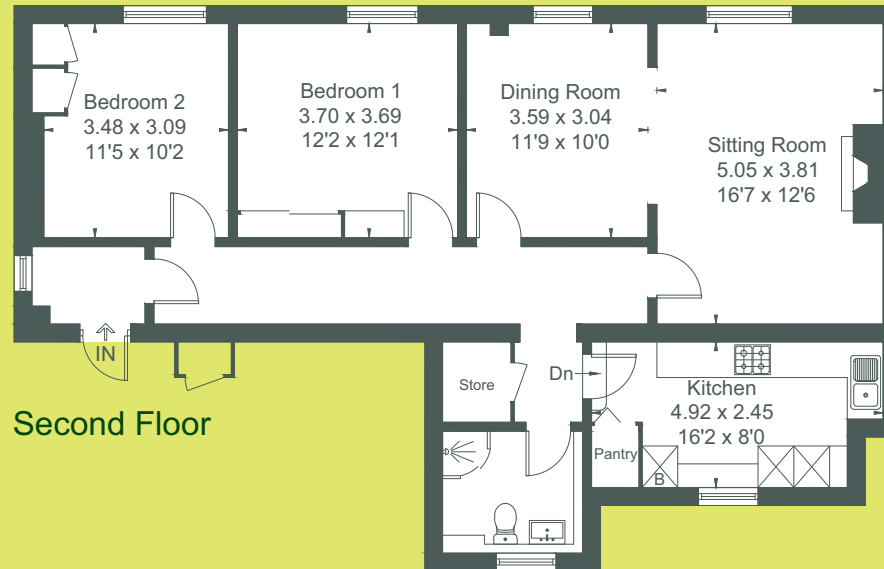


Approximate Floor Area = 94.5 sq m / 1017 sq ft
 Garage / External Cupboard = 22.5 sq m / 242 sq ft
 Total = 117 sq m / 1259 sq ft

Directions to GU32 3JZ

On Foot: From the Market Square in Petersfield head along Sheep Street until the end of the road, then as you turn right onto The Spain, no. 5 can be found almost immediately on your right hand side.

 **WHAT 3 WORDS** ///sweeter.sued.rags



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67782

Agents Note:

Lease length: 1098 years from September 1959
 (Share of freehold)

Service charge: Approximately £1920 per annum

Ground Rent: Not Payable

Viewing strictly by appointment.

Services: Services: All mains services.

Local Authority: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: Band D

EPC: D59

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

Details and photographs dated April 2024

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