

# 10 THE SPAIN Petersfield, Hampshire GU32 3LA



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An attractive townhouse, centrally located in Petersfield.

## Accommodation

Sitting Room | Dining Room | Kitchen Ground Floor Shower Room | Snug/Study

Two Bedrooms | Family Bathroom Two Loft Rooms

Pretty South Facing Garden Parking for 2 Vehicles

Petersfield Market Square 0.2 miles
Chichester 15 miles Portsmouth 17 miles
Guildford 27 miles
Local train station at Petersfield 0.2 miles
(Mileages are approximate)





















# THE PROPERTY

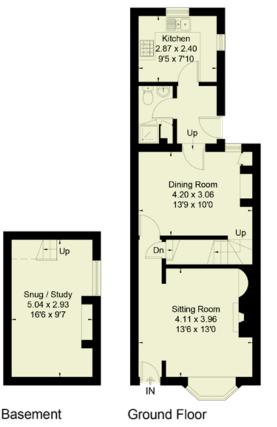
An attractive, Grade II listed townhouse arranged over four floors, offering mellow brick and part tile hung elevations beneath a tiled roof. The property offers scope for updating yet retains many character features including fireplaces, sash windows, some internal wood panelling and a lovely bay window overlooking The Spain to the front.

# **LOCATION**

Situated in the highly desired area of The Spain in the historic market town of Petersfield, within easy walking distance of Petersfield's town centre amenities and train station. Petersfield itself is an attractive market town with library, outdoor swimming pool, leisure centre, thriving sport clubs, music, arts and theatre community. It also boasts a comprehensive range of shops as well as 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.

# **OUTSIDE**

The property offers two parking spaces at the bottom of the very pretty, southerly facing rear garden. The garden is notably attractive with a brick paved seating area leading to a lawned garden beyond with well stocked borders.



Approximate Floor Area Main House = 105.1 sg m / 1131 sg ftBasement = 14.7 sq m / 158 sq ft Total = 119.8 sg m / 1289 sg ft

Not to scale. For identification purposes only.







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## GENERAL REMARKS

#### Directions: GU32 3LA

On Foot: From the Market Square in Petersfield head along Sheep Street until the end of the road, then as you reach The Spain, no. 10 can be found across the green opposite

#### What3Words

///sharpness.baseballs.darker

#### Services

Mains water, gas, electricity and drainage.

#### Agents Note

- Mobile phone coverage: Likely (Ofcom)
- Broadband: Ultrafast available (Ofcom)
- Mining/Flood Risk Very Low

#### **Local Authority**

East Hampshire District Council www.easthants.gov.uk Tel: 01730 266551

#### Council Tax

Band E

#### **EPC**

E45

#### **Viewings**

By appointment with BCM LLP only.

# **Selling Agent**

**BCM Wilson Hill** 

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NB: Details and photographs dated September 2024.

