



Hill Brow Road, Liss

Offers Over £730,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Hill Brow Road, Liss

Explore the comfort of this detached two-bedroom bungalow on Hill Brow Road in Liss, offering a peaceful escape with South Downs views. A spacious driveway providing substantial parking for multiple cars, complemented by a lovely, established garden surrounding the property. Nestled in a quiet location, it remains conveniently accessible to the A3 and Liss village.

Upon entering Vellondreath, you'll find two double bedrooms off the hallway to your left. The main bedroom, featuring ample wardrobe space, which combines comfort and functionality. The second is also of a good size and can easily accommodate free standing bedroom furniture.

Continue into the well-appointed kitchen, which would benefit from modernisation. With a convenient side door leading to the double garage. The snug/dining room at the back of the property offers a cosy retreat with views of the private garden. This versatile space can easily transform to suit your needs and could serve as an additional bedroom, providing flexibility to accommodate various preferences.

Step into the large, light and airy living room, highlighted by a charming log burner and sliding patio doors, leading to a well positioned patio area, seamlessly connecting your living space to the outdoors. Completing Vellondreath is a good sized functional family bathroom, this also would benefit from updating.

The highlight of the property is the extensive garden, the stunning far reaching views are breath taking. This blank canvas is the perfect opportunity to create something truly spectacular. The property is completed with a double garage and solar panels. The garage has an electric door and has no centre pillar.

Viewing is highly recommended.

Awaiting Probate
Council Tax - E
EPC - C



Location - Liss

The village of Liss provides a wide range of shopping and recreational facilities, infant and junior schools, churches, doctors and dental surgeries, restaurants and pubs. The village has a mainline station on the Portsmouth – London Waterloo line and the A3 provides road access to the south coast, Guildford and the M25. Liss is set within the South Downs National Park, which provides some magnificent walking and riding country, as well as many other outdoor leisure amenities. There are theatres at Guildford and Chichester, golf at Petersfield, Liphook and Cowdray Park, as well as convenient access to the well regarded Churchers College, Highfield & Brookham and Bedales Schools.

Local authority


East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

Gas Central Heating
Septic Tank
Solar Panels
Smart Meter

Tenure

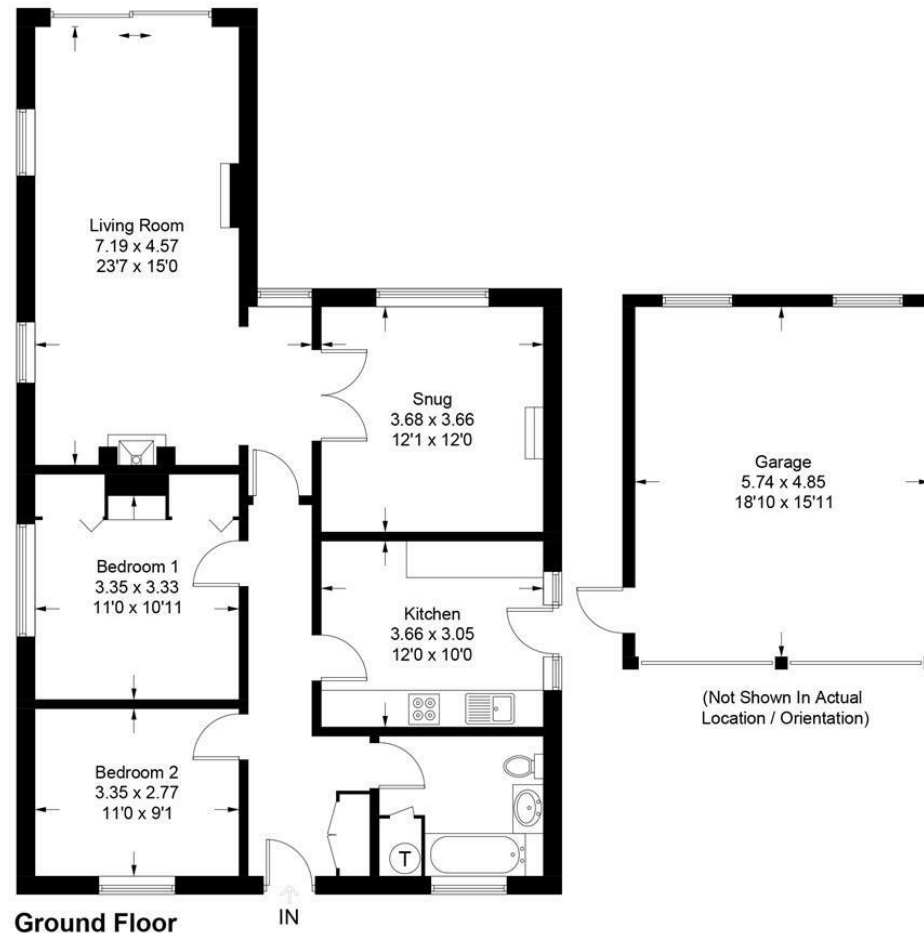
Freehold

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



Hill Brow Road, GU33 7LQ

Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft
Garage = 27.9 sq m / 300 sq ft
Total = 122.0 sq m / 1313 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1033625)

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