



London Road, Liss

**Offers Over £180,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## London Road, Liss

Set within the peaceful village of Rake, the one bedroom apartment is nestled in the heart of nature. Perfectly situated for nature enthusiasts and those seeking the quiet village life, this property offers a serene retreat surrounded by scenic walks and traditional village pubs.

Step inside and be greeted by the abundance of natural light streaming through the south-facing triple aspect windows. To the left, the cosy living room beckons with tranquil views and a comforting fireplace, inviting relaxation after a long day. On the right, the well-equipped kitchen awaits, featuring a convenient breakfast bar for busy mornings.

The bathroom on this floor boasts built-in storage, enhancing space utilization and functionality. Ascend the stairs to the bedroom, currently adorned with a single bed and offering built-in storage space for added convenience.

There is off-road parking available for two cars.  
Service charge - £1560 annually  
Years left on lease - 962  
Share of freehold  
Council Tax - A  
EPC - E



## 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 - Chichester


Chichester District Council  
East Pallant House, 1 East Pallant  
Chichester  
West Sussex  
PO19 1TY  
01243 785166

## Additional Information

Electric  
Mains Water  
Private Drainage

## Tenure

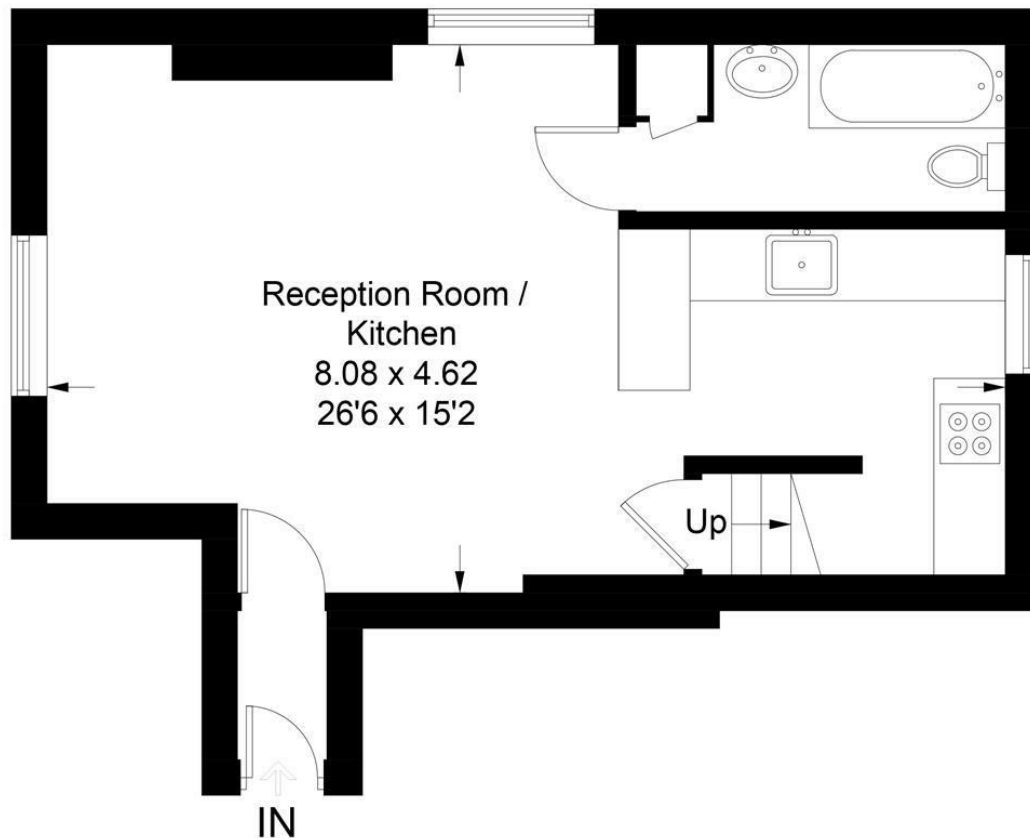
Leasehold - Share of Freehold

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

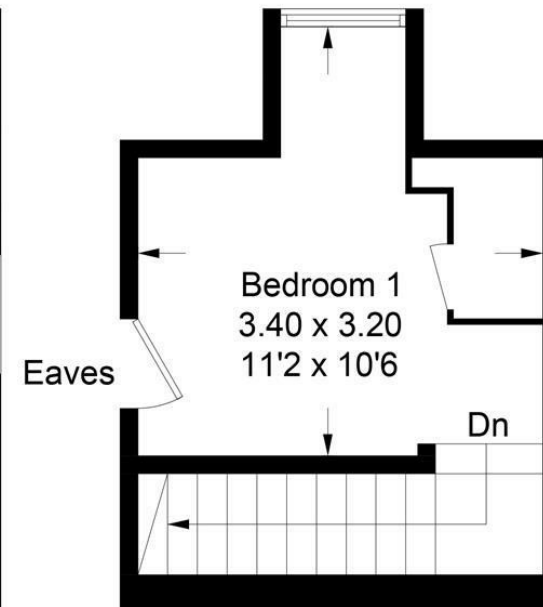


# Sandcliffe, London Road

Approximate Gross Internal Area = 49.4 sq m / 532 sq ft



**First Floor**



**Second Floor**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1048140)

## Williams of Petersfield

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