



Hylton Road, Petersfield

£1,200 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Hylton Road, Petersfield

Strictly for aged 55 and over.

Welcoming to the market this superbly located two bedroom house in Petersfield. This exclusive and private development is available for those aged over 55 and is just a few hundred yards to the town centre as well as a short walk away from Petersfield mainline train station.

The spacious living / dining room offers an ideal space for a dining table and a living room, as well as space for shoes in your entrance hallway. The kitchen flows well and enjoys a large window with lots of light, there is an extra space to the right of the kitchen for extra storage or could be used as a utility room. This floor also offers a downstairs W.C and a door into the garage.

There are two bedrooms, both suited for double beds, the second bedroom offers built in wardrobe space, there is also a family bathroom with a bath, as well a shower in a 'wet room' style. There is more storage in the landing.

The courtyard garden is well looked after and has an area for a bistro table set. The garage can be accessed from your driveway as well as inside, it enjoys an electric garage roller door. This is also where your allocated parking space is.

Pets considered
Available from mid June
EPC - D
Council Tax - D



Location


Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

Local authority

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

Additional Information

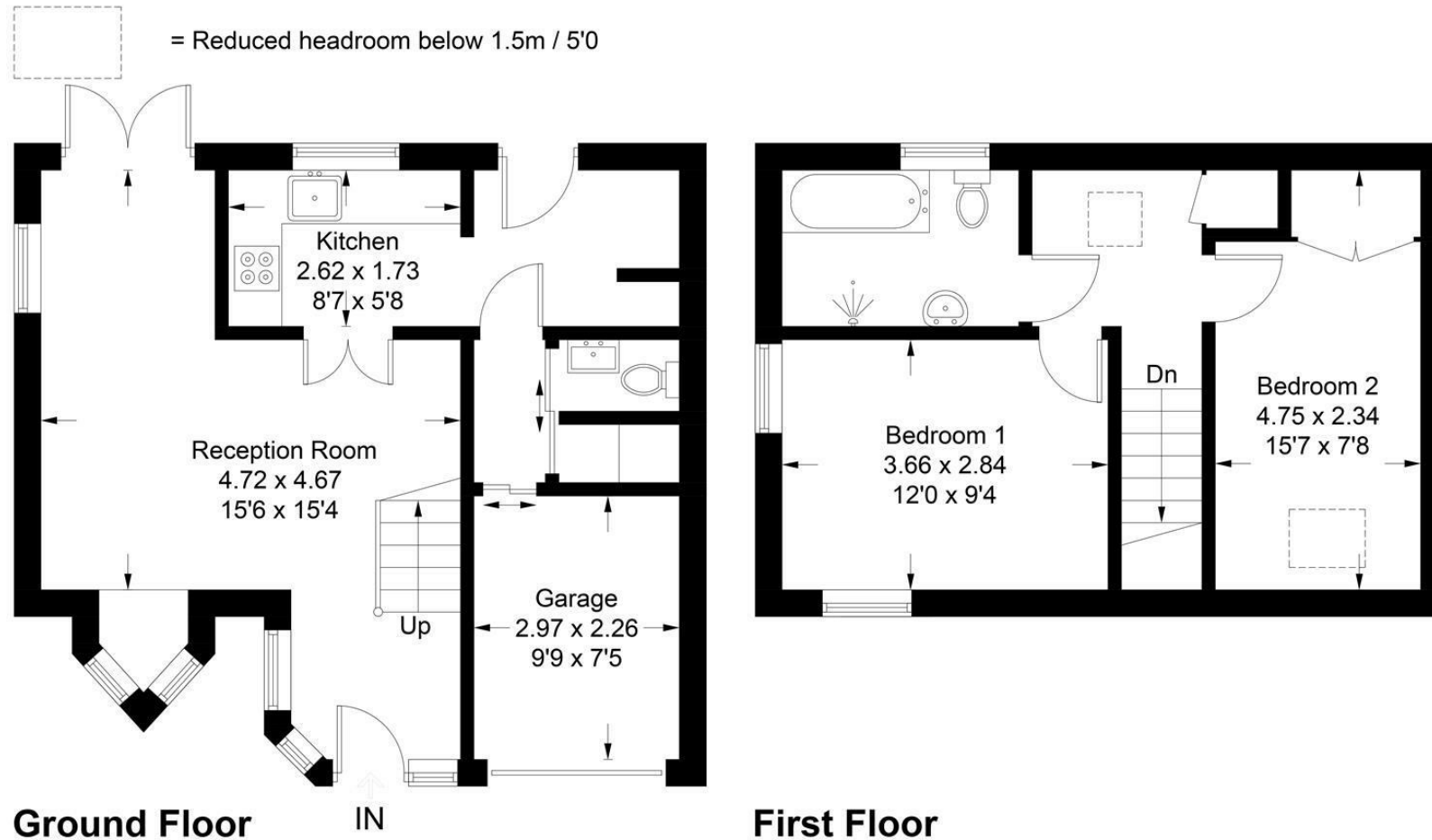
All main services

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(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	



Jolliffe Court, GU32 3QE

Approximate Gross Internal Area = 75.9 sq m / 817 sq ft
(Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1085974)

Williams of Petersfield

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