



Drum Mead, Petersfield

Offers Over £230,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Drum Mead, Petersfield

Discover this two-bedroom ground floor flat located in the conveniently positioned Drum Mead, Petersfield. Just a stone's throw away from Petersfield Train Station and a short stroll to the town centre, this property offers an ideal setting for both commuters and those who enjoy the local amenities.

As you enter the spacious hallway, you'll find ample room for shoes and jackets. The living room has a designated space for a living room with an electric fire, with enough room for a dining table. The French doors open to the outside, providing plenty of natural light. The well-appointed kitchen seamlessly flows from the living area.

The first bedroom is generously sized, comfortably fitting a double bed and featuring a walk-in space ideal for a dressing room or additional wardrobe. The second bedroom, currently set up as a single room, includes built-in storage. The bathroom offers a bath and additional storage.

There is an allocated permit parking space
Leasehold - 997 years remaining
Share of freehold
Service charge - £1,440.00 p.a
EPC - D
Council Tax - B



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

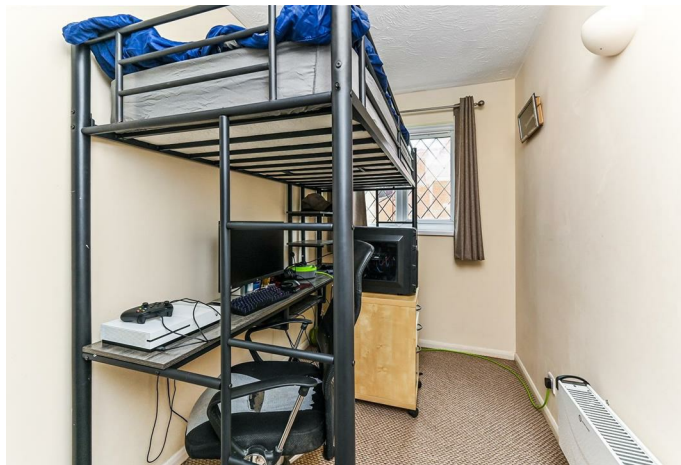
Additional Information

All main services
Storage heaters

Tenure

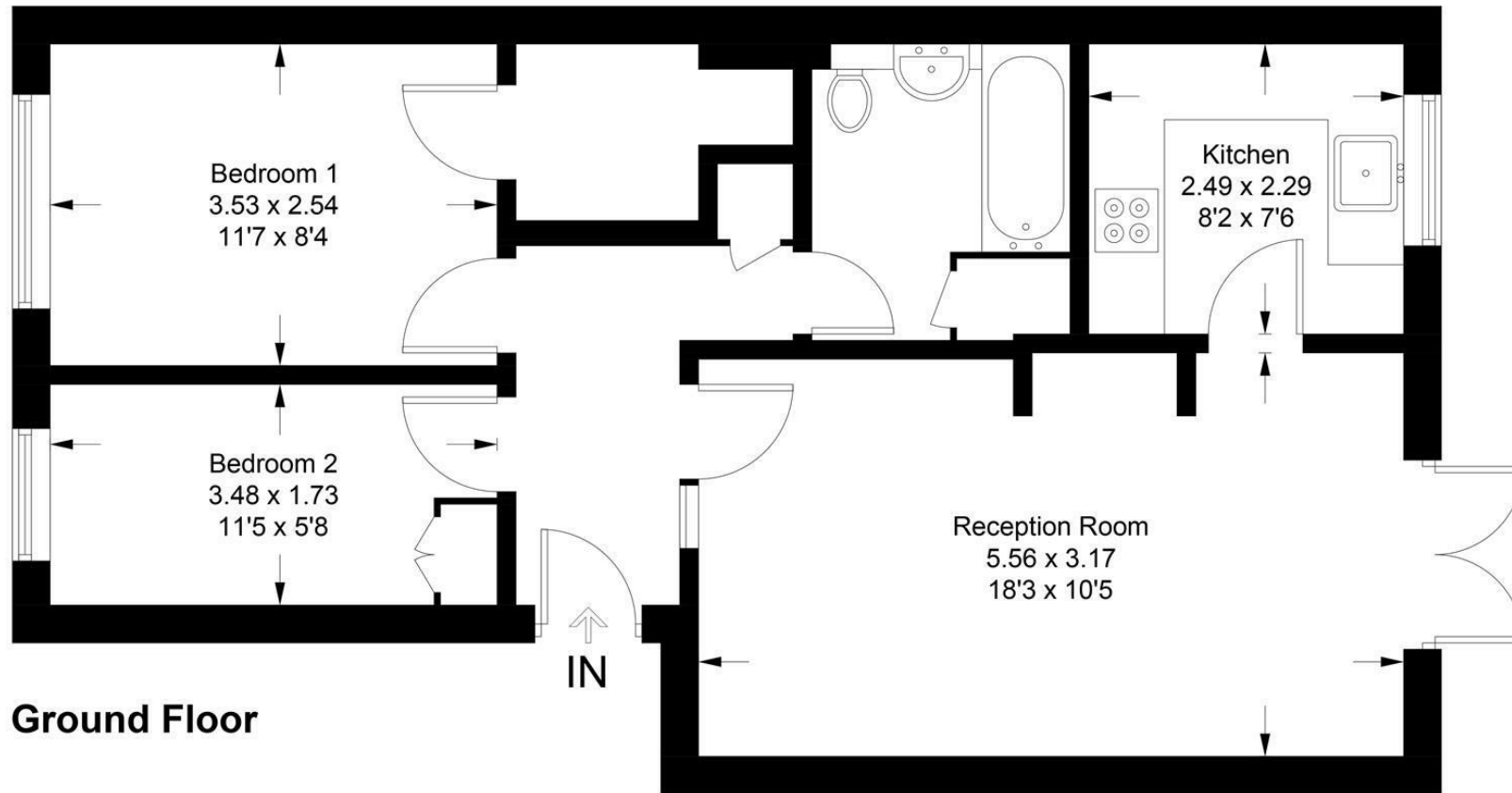
Leasehold

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		62	69
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Drum Mead, GU32 3AQ

Approximate Gross Internal Area = 54.9 sq m / 591 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. (ID1091021)

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.