



High Street, Petersfield

Offers Over £200,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

High Street, Petersfield

This two-bedroom apartment offers the perfect mix of convenience and comfort right in the heart of Petersfield. Just a short walk from the Town Centre and mainline train station, you'll have shops, restaurants, and transport at your doorstep.

Step inside to a bright and spacious living area with large windows that provide lovely views of the bustling High Street. It's the perfect spot to relax and enjoy your morning coffee while watching the world go by on your balcony.

The kitchen is well-equipped with plenty of cupboard space. The main bedroom is a generous double, featuring built-in wardrobes and a large window that lets in lots of natural light. The second bedroom is versatile, ideal as a single bedroom or a cosy study, also offering built-in storage to keep things neat and tidy.

The family bathroom includes a bath, perfect for unwinding after a long day. Additionally, the hallway offers plenty of storage space, ensuring you have a place for everything.

EPC - D

Council Tax - B

152 years remaining on lease.

Ground rent - £75 p.a.

The annual service for the flat is £2,600 per annum plus a reserve fund requirement of £5,000 per annum for at least the next two years to fund roofing works due to start Summer 2026.



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

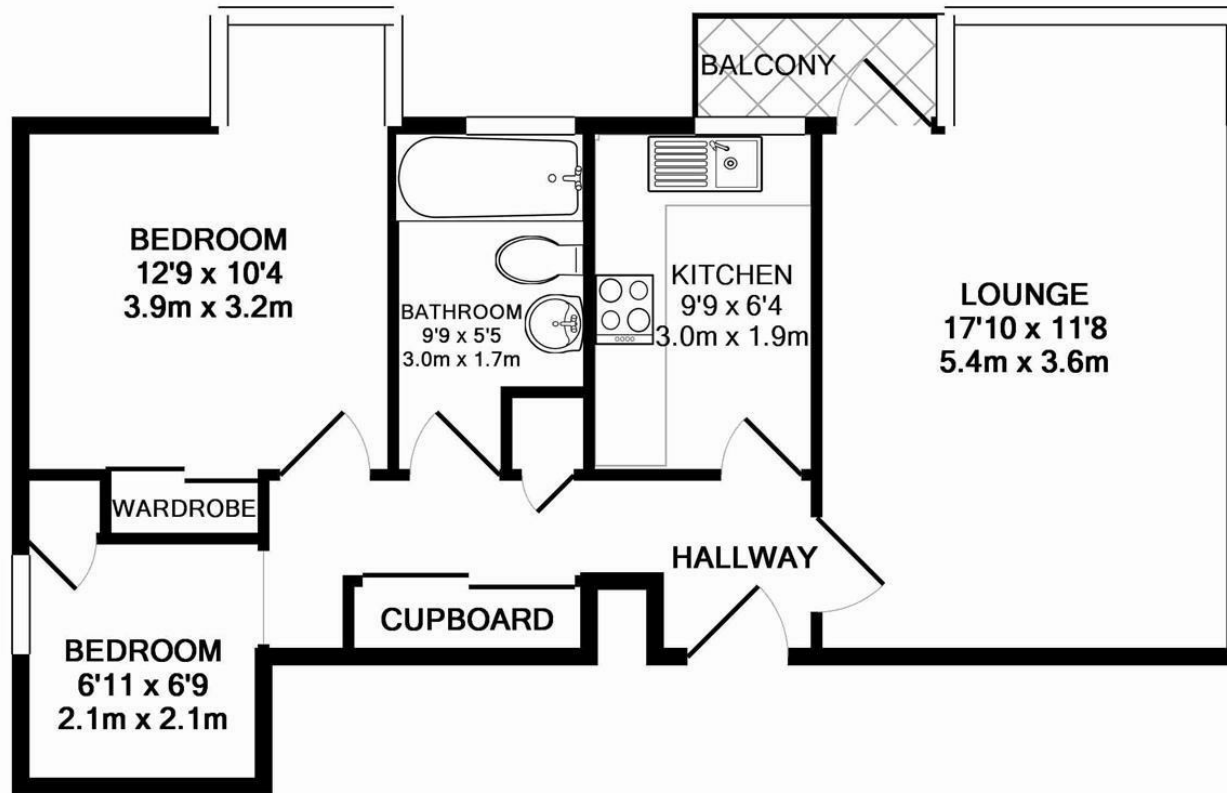
All main services

Tenure

Leasehold

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |





TOTAL APPROX. FLOOR AREA 559 SQ.FT. (51.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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