



London Road, Liss

Asking Price £175,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

London Road, Liss

No Onward Chain

Discover this charming one-bedroom ground-floor apartment nestled in the heart of Rake, a peaceful village perfect for nature lovers and those seeking a serene lifestyle. Surrounded by countryside walks, a quaint village pub and easy access to Petersfield and the A3.

The open plan kitchen / living room enjoys a log burner and large windows with peaceful views. It is split with a vanity board / shelf unit in order to separate kitchen from living space.

The double bedroom has the benefit of built in wardrobes. The bathroom and utility are practical with the utility offering plumbing for your washing machine, the bathroom includes a shower.

There are two allocated spaces to the rear of the property as well as wonderful communal gardens.

Council Tax- A

EPC- D

44 years remaining on lease - Lease being extended

Service charge - £1560 annually



Location - Rake

The property is located in the Village of Rake which is situated on the Hampshire/West Sussex border in the South Downs National Park and a short drive from the market town of Petersfield. Rake has a public house, a highly regarded primary school, village hall with a childrens play area and tennis court. There is also a popular garden centre with tea rooms and post office. There are school buses provided for secondary education at Midhurst, Liphook and Petersfield. Alternatively, Churchers College, Bedales and Highfield and Brookham schools are within easy reach. The larger village of Liss, which provides more comprehensive facilities, is approximately 1.5 miles away with the Town of Petersfield approximately 4.6 miles away.

Local authority - Chichester


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

Additional Information

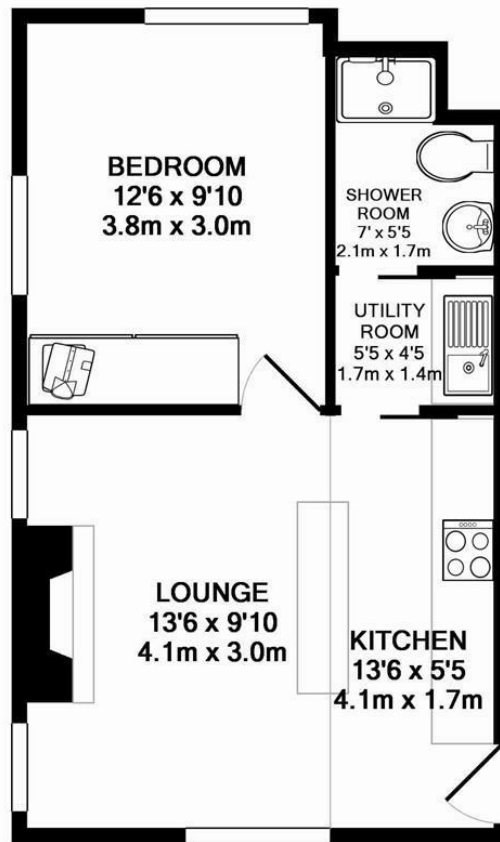
Electric Storage Heaters
Private Drainage

Tenure

Leasehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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 387 SQ.FT. (35.9 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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