



Station Road, Petersfield

**Price Guide £200,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



# Station Road, Petersfield

Nestled on the top floor of a converted period property, this charming one bedroom flat combines timeless character with modern convenience. Perfectly located in the centre of Petersfield, it sits just moments from the mainline train station and the vibrant town centre.

Step inside to a bright and inviting reception space, enhanced by delightful wooden floors and abundant natural light. The open-plan kitchen/diner is the true heart of the home, thoughtfully designed with generous worktop space, ample storage cupboards, and sleek modern finishes. There's also a dining area, complete with additional shelving for storage or display.

The spacious double bedroom features built-in wardrobes for storage. This flows seamlessly into a stylish en-suite bathroom with a bath, integrated storage, and space for a tumble dryer. Character details, such as a Velux window, enhance the sense of charm and light throughout the property.

Permit parking is available nearby.

Early viewing strongly recommended.

119 years remaining on lease.

Share of freehold

Service charge - £900 per annum.

EPC - D

Council Tax - A





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

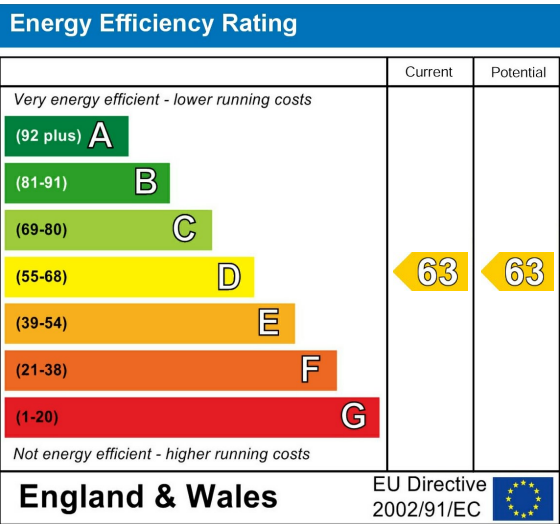
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

Additional Information

All main services

Tenure

Leasehold - Share of freehold

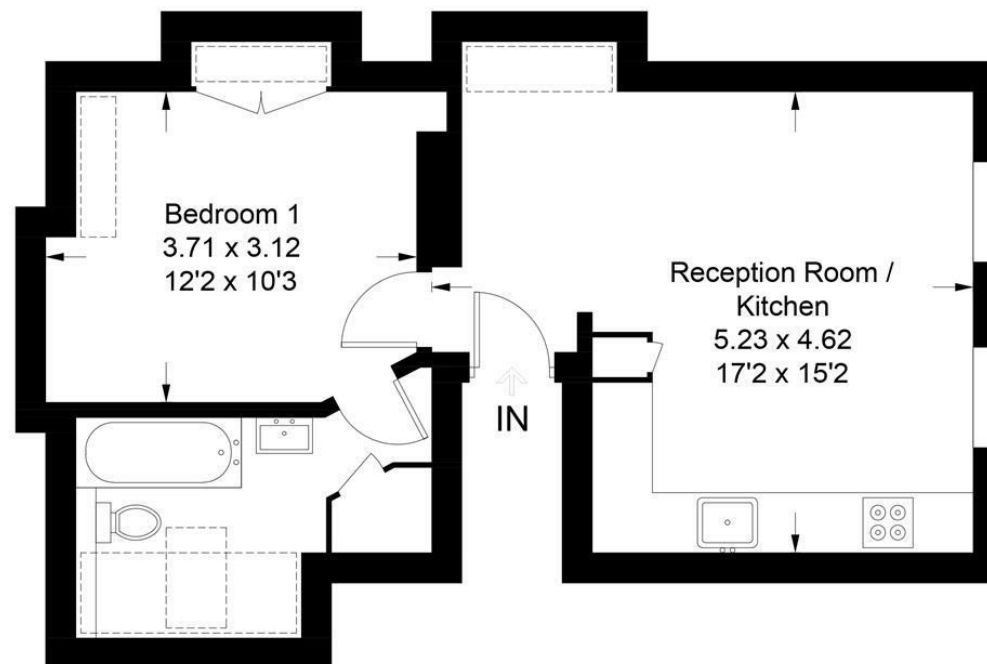


## Station Road, GU32 3ET

Approximate Gross Internal Area = 42.0 sq m / 452 sq ft



= Reduced headroom below 1.5m / 5'0



### 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. (ID997829)

### Williams of Petersfield

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