



Idsworth Down, Petersfield

Price Guide £485,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Idsworth Down, Petersfield

Discover this rare and spacious two bedroom ground floor apartment in the heart of Petersfield, offering a unique blend of privacy, community, and convenience. Situated in Compton House, just a stone's throw from the town centre, shops and the mainline train station, the location is unbeatable. This property is offered with no onward chain.

Accessed via its own private front door, the apartment boasts a generous hallway with built-in storage. The principal bedroom features fitted wardrobes and French doors leading to a sunny south-facing patio, ideal for morning coffee. Completed with a well-appointed en-suite with ample storage and a bidet. The second double bedroom also benefits from fitted wardrobes, complemented by a modern family bathroom.

The open-plan kitchen/living space offers plentiful storage, integrated appliances, with plenty of room for both dining and relaxing. The living area enjoys dual aspect windows, fitted shelving and storage, and direct access onto the garden, creating a sociable and homely space.

The private garden is a standout feature, beautifully planted with mature shrubs and flowers, complemented by a charming pond. It's the perfect spot to relax in the evening or a little gardening, all just moments from the town centre.

There is one allocated parking space with a storage shed, as well as visitor parking.

EPC - C

Council Tax - D

108 years remaining on lease.

Service charge - £2548

Ground rent - £200



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, Tesco 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

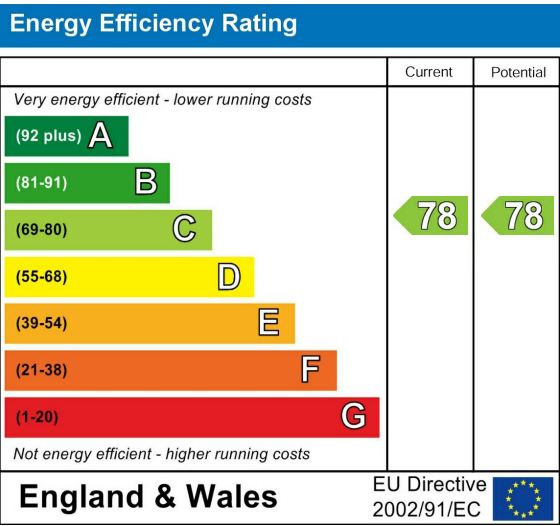
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

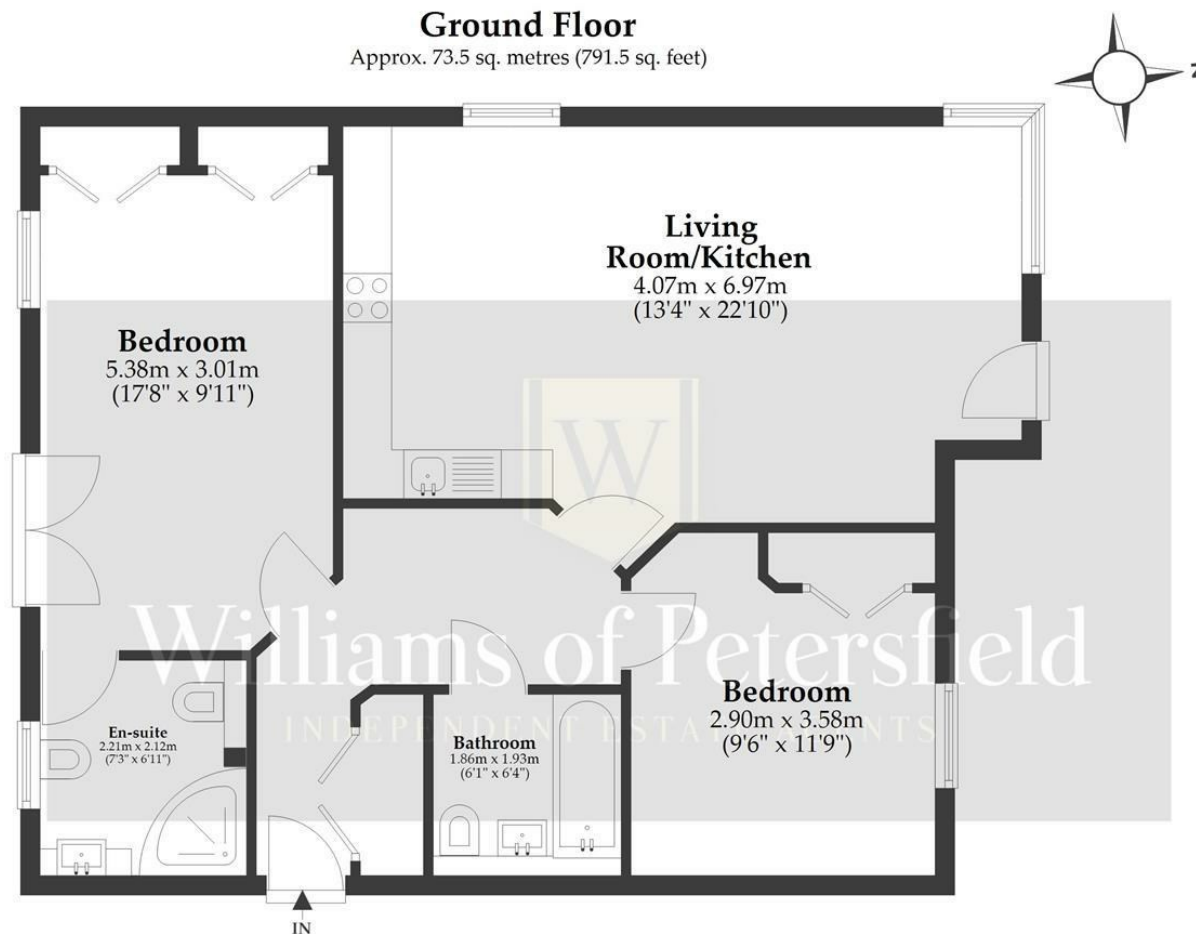
Additional Information

All main services

Tenure

Leasehold





Total area: approx. 73.5 sq. metres (791.5 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

Williams of Petersfield

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

01730 233333 sales@williamsofpetersfield.co.uk www.williamsofpetersfield.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 sight 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.