



Hylton Road, Petersfield

**Price Guide £345,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Hylton Road, Petersfield

A great opportunity to purchase this two-bedroom home for the over 55's in the heart of Petersfield, which is offered for sale with immediate vacant possession. The accommodation comprises a front door opening into an entrance lobby with double glazed windows and access to the bright and welcoming living/dining room, which is an 'L' shaped space featuring a pine balustrade staircase leading to the first floor. The adjoining kitchen is fitted with modern white units, plenty of storage and a integrated oven.

Upstairs, there are two well-proportioned bedrooms - the main with a charming dormer window and ample storage, and the second ideal for guests, with a large velux window, this room could be appreciated as a study or as a hobby room. The bathroom is neatly presented with a matching suite and natural light from the dormer window. Outside, the private courtyard garden provides a peaceful and low-maintenance space, framed by mature planting.

The property forms part of a sought-after development designed exclusively for the over 55's, conveniently situated within easy reach of local shops, amenities, and public transport links. In addition, the home benefits from a private garage and off-road parking, providing both convenience and security. This appealing property offers comfort, practicality, and a friendly community atmosphere - an ideal choice for those seeking a relaxed and independent lifestyle while living in the luxury of a private and quiet environment.

Council Tax - D

EPC - D

Communal Service Charge Per Annum - £343



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

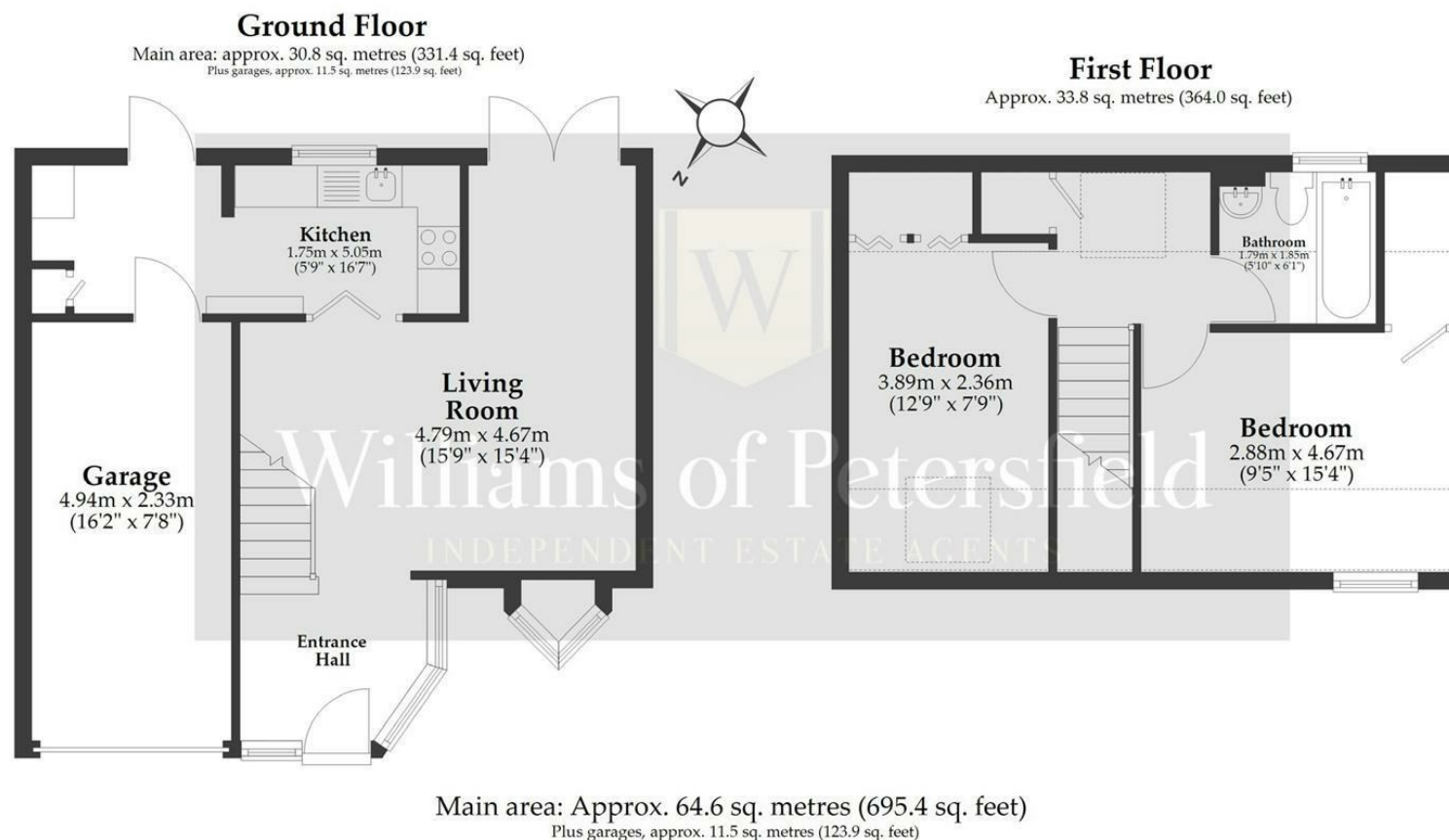
All main services

Tenure

Freehold

| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) A                                 |                            |                                                                                     |
| (81-91) B                                   |                            |                                                                                     |
| (69-80) C                                   |                            | 77                                                                                  |
| (55-68) D                                   | 67                         |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>2002/91/EC |  |





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## Williams of Petersfield

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