



Sandringham Road, Petersfield

Price Guide £225,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

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An excellent opportunity to acquire this one-bedroom freehold home, ideal for both first-time buyers and investors. The property has been fully refurbished throughout by the current owner, including a modern kitchen, updated flooring and carpets, a new bathroom, new blinds fitted throughout and completely redecorated.

The contemporary kitchen has been refitted with stylish dark grey high-gloss units and contrasting quartz-effect worktops. It includes an integrated electric oven with a four-ring ceramic hob and extractor hood, an integrated washing machine, space for a fridge/freezer, and a slimline dishwasher. The open-plan layout between the kitchen and living room creates a bright and sociable space, perfect for everyday living and entertaining.

Upstairs, the spacious bedroom offers a storage cupboard above the stairs. The modern shower room has been beautifully redesigned with a large walk-in shower, contemporary vanity unit with a large mirror and WC.

Further benefits include modern storage electric heating, a porch which includes a large storage cupboard, with both the front and inner doors newly installed and an allocated parking space.

This superb home is ideally situated within easy walking distance of Petersfield town centre and the mainline railway station.

EPC - D

Council Tax - B

No onward chain

Maintenance charge - £250 per annum.



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

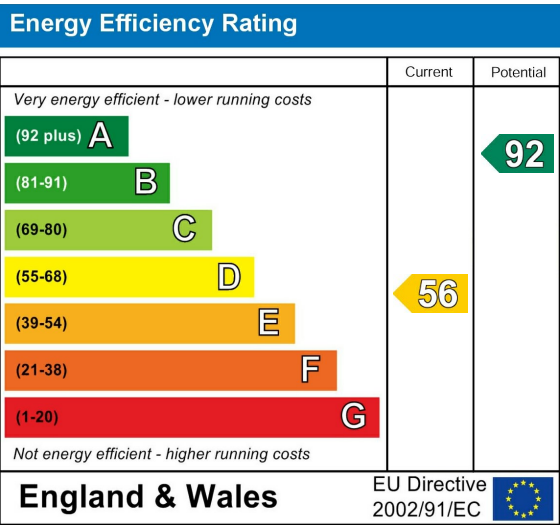
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX

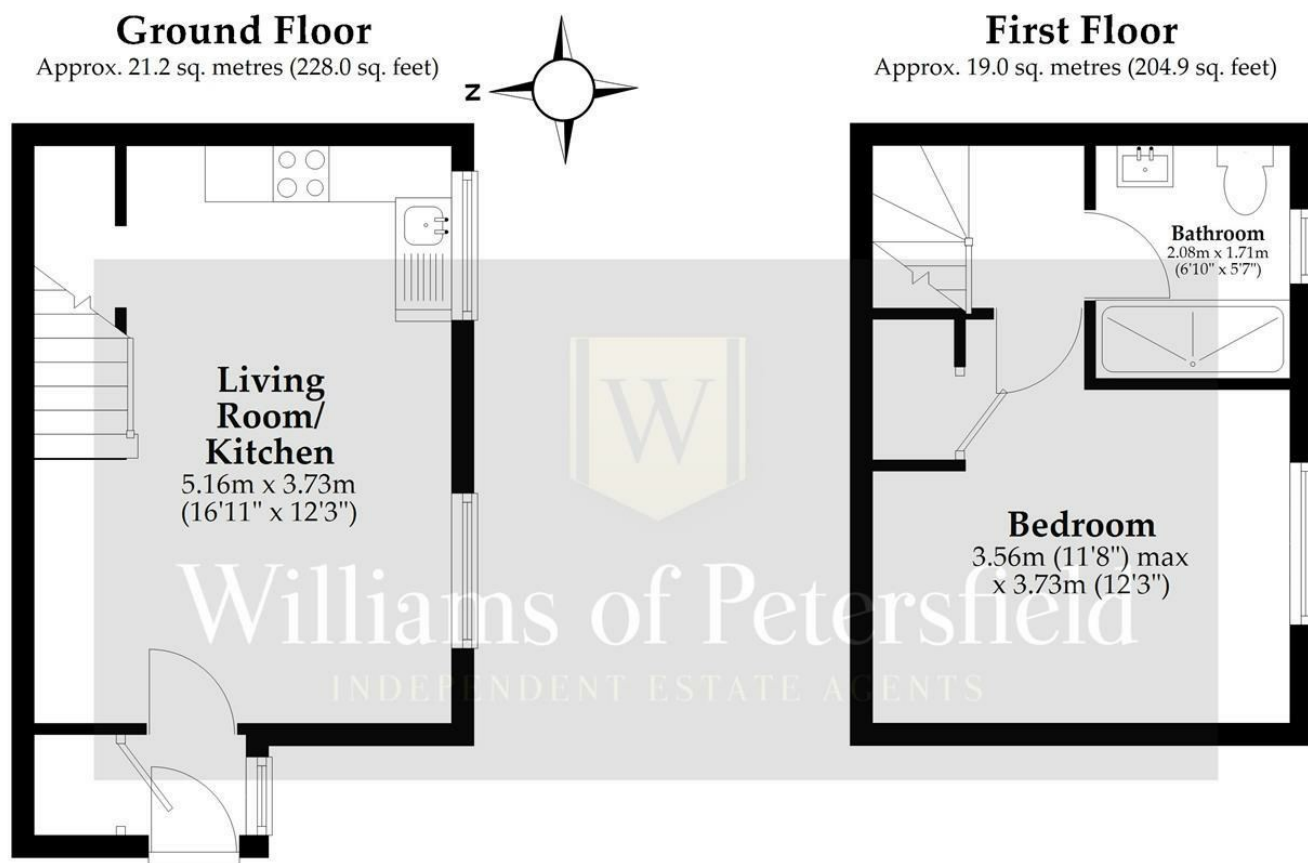
Additional Information

Electric heating

Tenure

Freehold





Total area: approx. 40.2 sq. metres (432.9 sq. feet)

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Plan produced using PlanUp.

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