



Ildsworth Down, Petersfield

**Price Guide £475,000**



**Williams of Petersfield**  
INDEPENDENT ESTATE AGENTS

# Idsworth Down, Petersfield

This top-floor apartment presents a rare opportunity to secure a bright and spacious home in one of the town centre's residential buildings. Set on the second floor and serviced by a lift, it enjoys elevated views across the town and the open countryside beyond.

This lovely home with a floor area of around 1,242 sq ft (115.4 sq m) has a generous semi-open plan living space with a large living room adjacent to a kitchen/dining room, an ideal layout for both everyday living and entertaining. The kitchen is spacious and benefits from great natural light.

There are three well-proportioned bedrooms, including an impressive master bedroom with a fitted wardrobe and an en-suite shower room. Two further double bedrooms complete the property which are served by a modern family bathroom. Externally, the property enjoys excellent amenities, including a covered car space, additional visitors' parking spaces, and well-maintained communal gardens. A direct path leading to the Petersfield Town and all of these features enhance the overall ease and enjoyment of living in this well-regarded development.

EPC - C

Tax Band - E

Remaining Lease Years - 104 Years

Ground Rent - £165.00 Per Annum

Service Charge - £976.35 Half Yearly



## 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 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, M&S 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

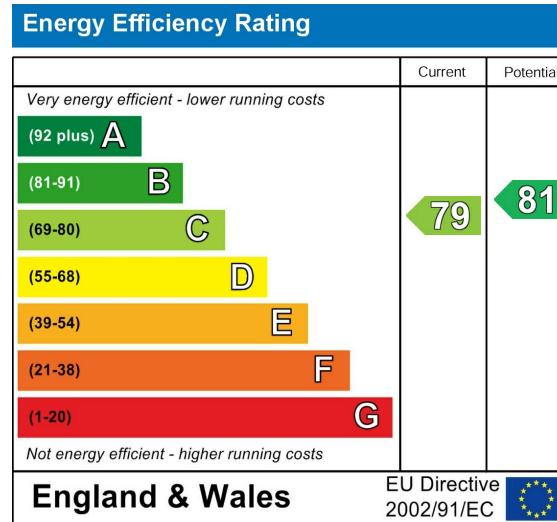
East Hampshire District Council  
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01730 266551

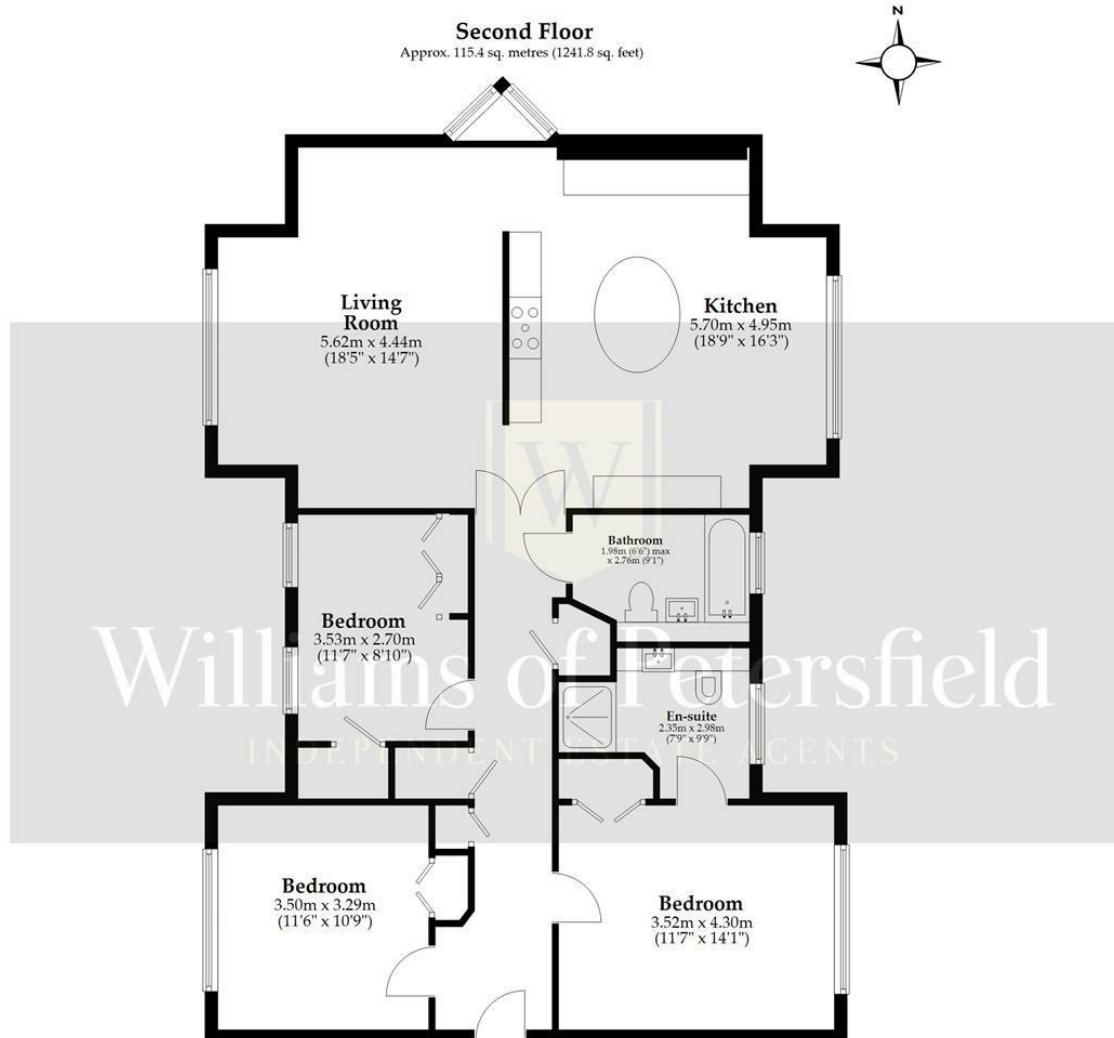
## Additional Information

All main services

## Tenure

Leasehold - 104 Years Remaining





Total area: approx. 115.4 sq. metres (1241.8 sq. feet)

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Plan produced using PlanUp.

## Williams of Petersfield

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