





£195,000

Flat 3, 1, Church View South Lane

Clanfield, PO8 0RB

- SOUGHT-AFTER CLANFIELD VILLAGE LOCATION
- GROUND FLOOR APARTMENT WITH SECURITY INTERCOM ENTRY
- MODERN BATHROOM SUITE
- WELL-DESIGNED KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES
- ATTRACTIVE FLINT-FRONTED APPEARANCE
- GENEROUS DOUBLE BEDROOM WITH BUILT-IN DOUBLE WARDROBE
- SPACIOUS LOUNGE WITH DUAL-ASPECT WINDOWS OVERLOOKING THE CHURCH
- LONG LEASE REMAINING

Located in the sought-after village of Clanfield, this modern one-bedroom flint-fronted ground floor apartment offers both charm and convenience. The property benefits from an allocated parking space to the rear and enjoys a desirable position with views across the nearby church.



Upon entry, a central hallway connects all areas of the apartment. The accommodation includes a well-proportioned double bedroom with a built-in wardrobe, a contemporary bathroom suite with tiled surrounds and an overhead shower, and a bright lounge enhanced by dual-aspect windows overlooking the nearby church. The kitchen and dining area is thoughtfully designed, featuring an integrated fridge/freezer and washing machine, with space for a table to seat four, Combining practicality with a clean, modern finish.

Clanfield combines rural charm with a good range of everyday amenities. The village has local shops, a GP surgery, schools, and the modern Clanfield Centre offering sports and community facilities. Residents enjoy parks, playgrounds, and nearby Queen Elizabeth Country Park, with excellent road links via the A3(M) and easy access to Petersfield and Portsmouth.

Tenure: Leasehold, Lease remaining 994 years, Service charge for period 24/25 approximately £2321.12

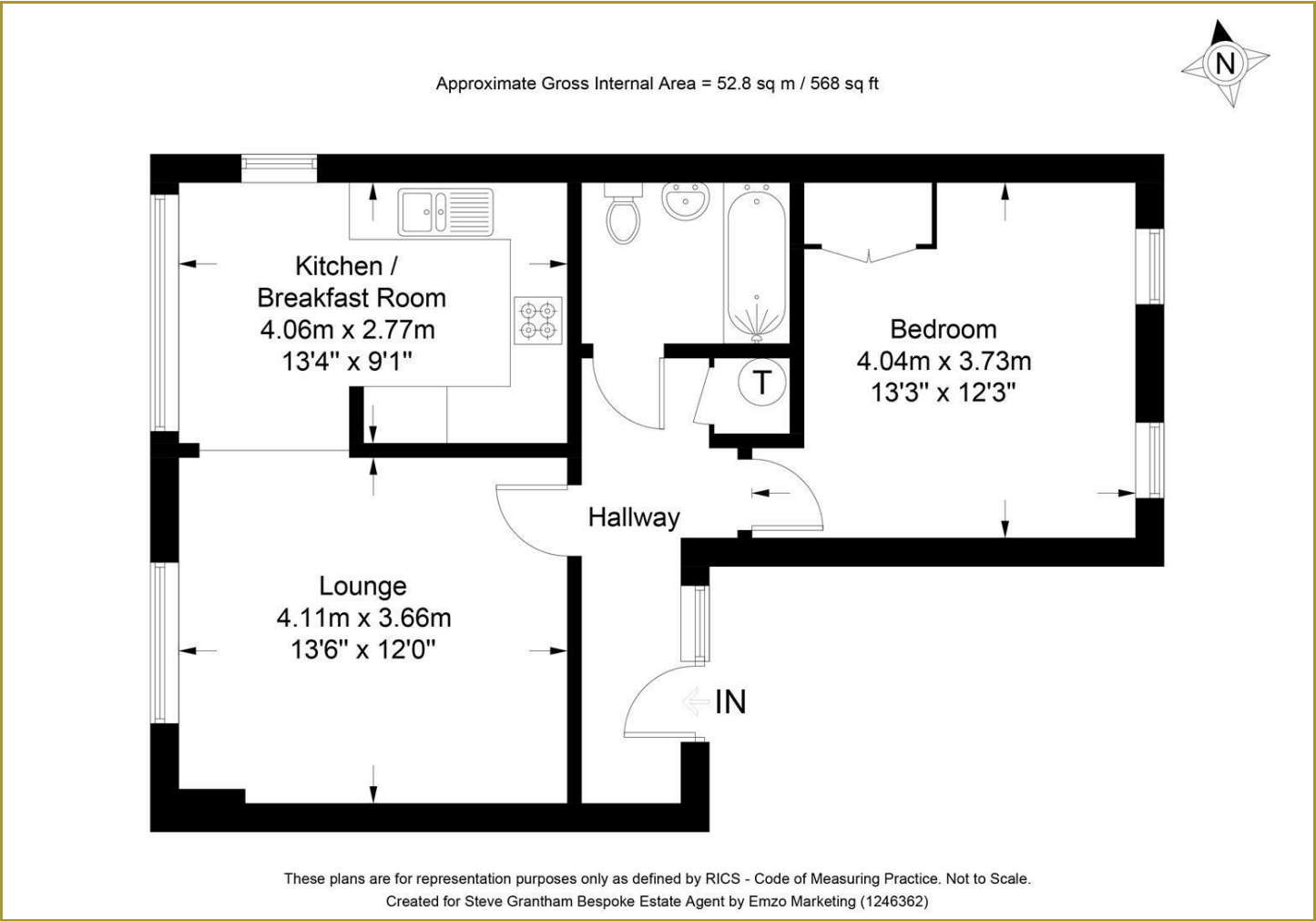
Please note: Photos contain virtual staging



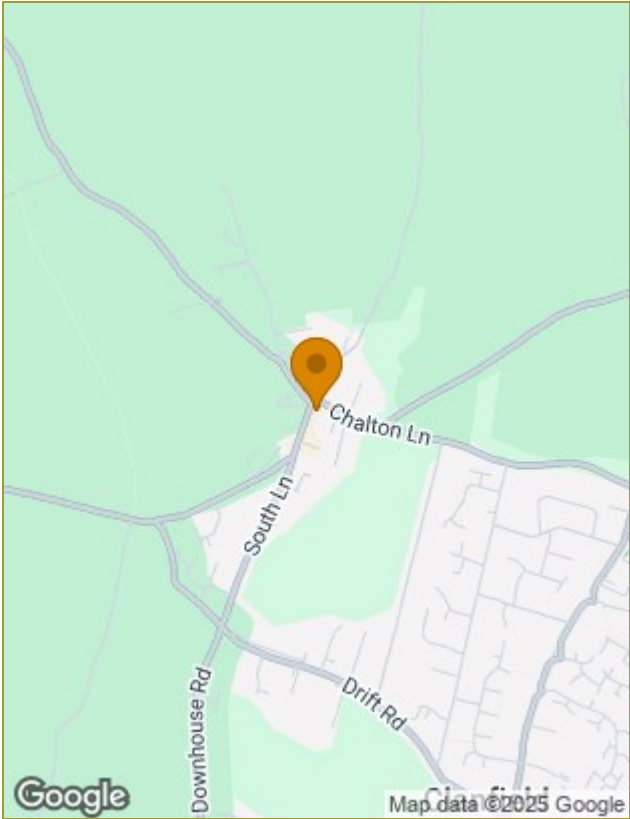




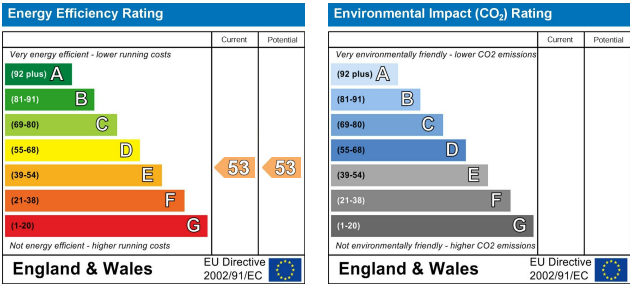
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.