

43 Princes Road, Petersfield

Hampshire GU32 3BH



Peter Leete
and Partners

ESTATE + AGENTS

43 Princes Road, Petersfield, Hampshire GU32 3BH

Price: £435,000 Freehold



EPC Rating – D

Council Tax: C - East Hampshire
District Council

SERVICES: All main services,
electricity, gas water and drainage.

Petersfield was named the best place
to live in the South East by the
Sunday Times in 2025



GENERAL A very well-presented two-bedroom semi-detached home, originally built around 100 years ago and thoughtfully extended to both the front and rear in more recent years. The property features a canopied entrance opening into an inner hallway with understairs storage cupboards. The living room enjoys a front aspect and includes a feature fireplace, while the dining room overlooks the rear garden with glazed doors opening onto the patio. The kitchen is accessed from the dining room and forms part of the single-storey rear extension. It is fitted with a range of wall and base units, complemented by wooden worktops incorporating an inset stainless-steel sink unit with mixer taps and drainer. Appliances include a four-ring gas hob with extractor hood over and single oven beneath. A further door provides access to the exterior. From the hallway, there is a cloakroom fitted with a low-level WC, washbasin, and a recess with plumbing for a washing machine and shelving above. Upstairs, bedroom one enjoys a front aspect with built-in wardrobe/airing cupboard. Bedroom two benefits from a range of fitted wardrobes and a rear view over the garden. The bathroom has been luxuriously fitted, featuring a panelled bath with chrome fittings, a separate walk-in shower with glass screen, low-level WC, and washbasin, together with a chrome towel rail and radiator. The rear garden is long, level, and attractively enclosed with panel fencing. It includes a paved patio area and a substantial timber outbuilding with both light and power, ideal for a home office or workshop. A side pathway provides access to the front. The front of the property features off-road parking with a paved driveway.

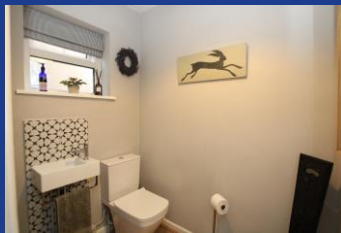
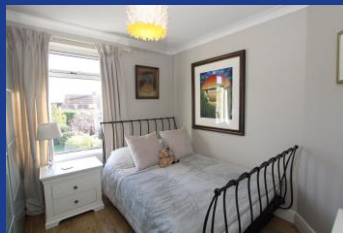
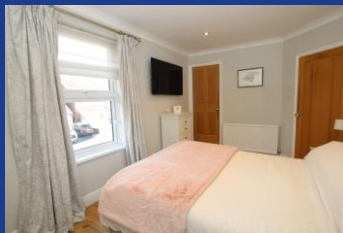
LOCATION The ancient market town of Petersfield, once an important coaching centre, is set amidst the stunning countryside of the South Downs National Park. Local attractions include the nearby Queen Elizabeth Country Park and Butser Hill to the south, as well as Petersfield Heath with its picturesque circular walks around the large boating lake.

Petersfield offers excellent transport links, with direct road access via the A3 and mainline rail services to both London and the South Coast. Just 0.3 mile away. The town and its surroundings provide a wonderful place to live, work, and enjoy, featuring highlights such as the Petersfield Museum, the Physic Garden, and the vibrant Town Square, host to regular markets and festive events throughout the year.

Entertainment and leisure opportunities are plentiful, including a theatre with music and arts performances, an open-air lido, extensive sports facilities, traditional pubs, cafés, and a wide choice of restaurants. The town also offers a comprehensive range of shopping, from nationally known supermarkets and retailers to a variety of independent stores. Petersfield is well served by both state and independent schools, making it an ideal location for families.

LOCAL AUTHORITY: East Hampshire District Council.





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SPECIAL NOTES: Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.

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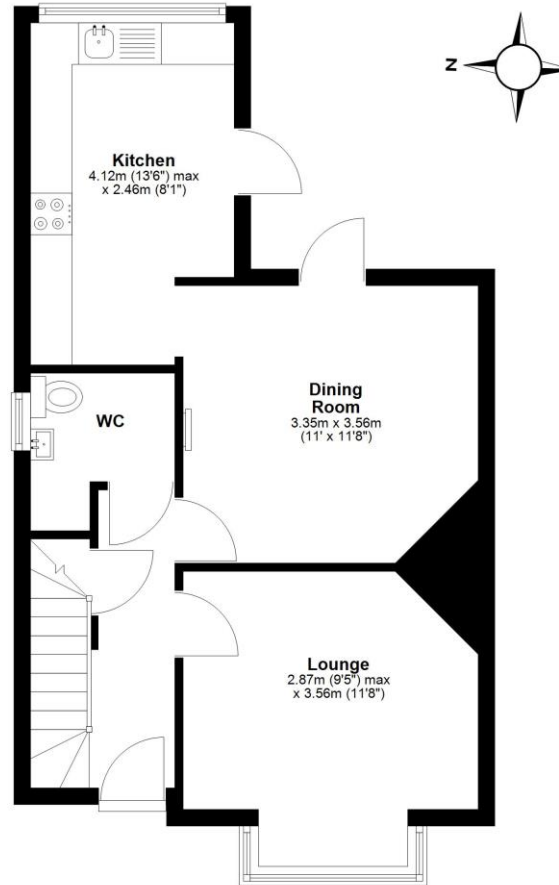
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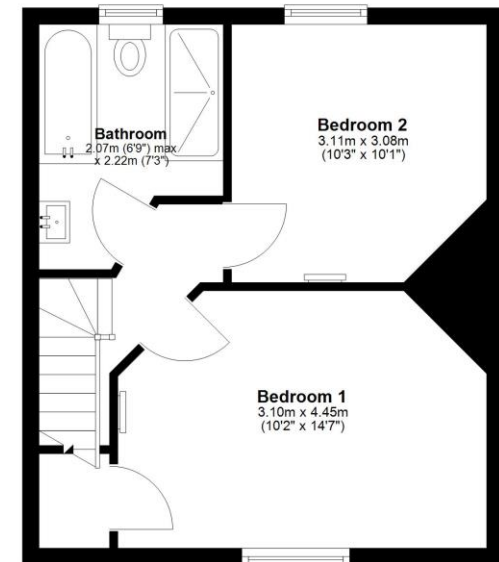
Ground Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



Total area: approx. 76.1 sq. metres (819.4 sq. feet)