



6a Clare Gardens

This well-proportioned one-bedroom maisonette presents an exciting opportunity to own a home close to the centre of Petersfield



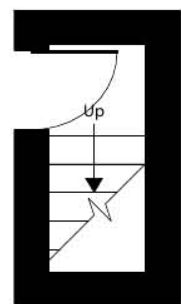
- ▶ Well-proportioned accommodation
- ▶ Close to the Lake and Heath area
- ▶ Allocated parking with garage
- ▶ Just over a mile from train station
- ▶ No onward chain
- ▶ Ideal for 1st time buyers / buy to let

6a Clare Gardens is a light and spacious first floor maisonette that has recently been fully refurbished and would make a convenient and comfortable home and an ideal first step for anyone seeking to get their foot on the property ladder while staying within easy reach of the town centre, or commuters in need of access to the A3, or rail services. Entering through the front door, stairs rise immediately to the first floor and take you straight into the well-proportioned sitting room. Leading off from the sitting room is the white-tiled kitchen which benefits from modern units and a large window that provides plenty of natural light. There is also space for a fridge, washing machine and cooker.

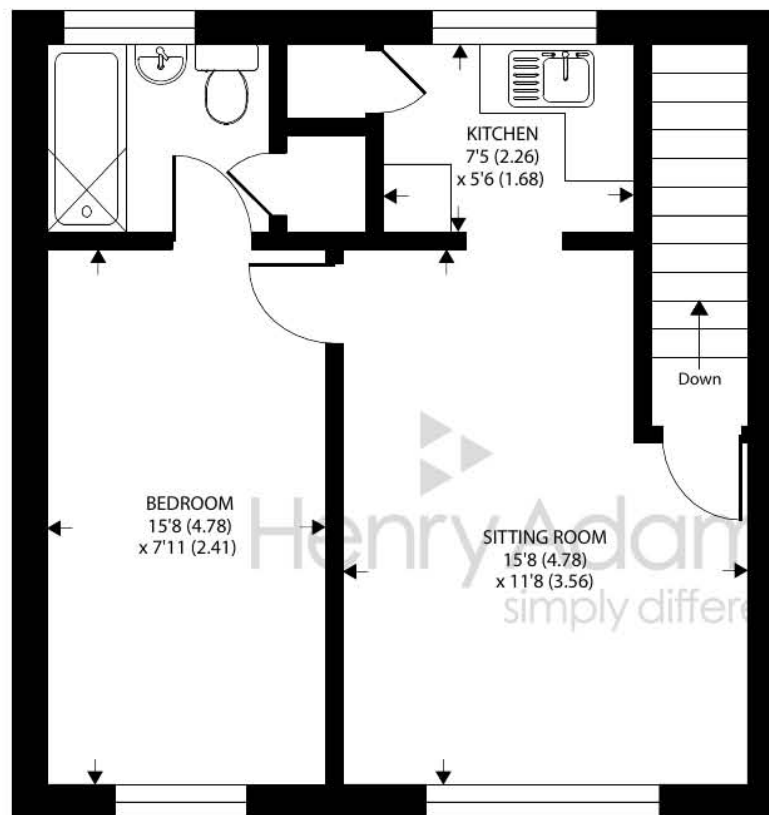
The bedroom is located next to the living room and flows directly into the newly-fitted tiled bathroom with white suite including electric shower and stylish towel radiator. The property also benefits from energy efficient electric storage heating. Outside, there is allocated parking for one car plus a single garage.

Council Tax Band: A

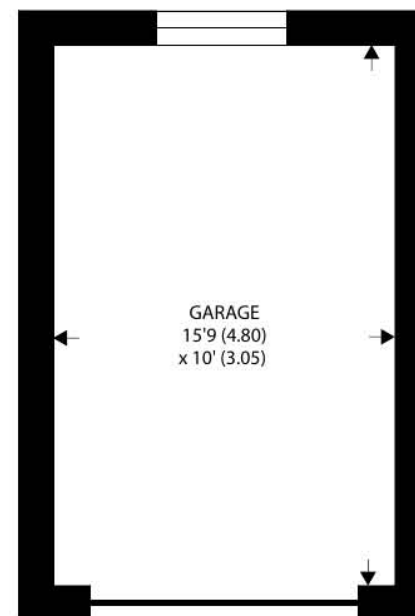




GROUND FLOOR



FIRST FLOOR



Approximate Area = 462 sq ft / 42.9 sq m

Garage = 158 sq ft / 14.7 sq m

Total = 620 sq ft / 57.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Petersfield is located within the South Downs National Park and offers a comprehensive range of day-to-day shops. Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives access to Guildford, the M25, London and the South Coast. The area is also well-served with bars, coffee shops and restaurants and a number of highly regarded schools including Petersfield Infant School, Churchers College, The Petersfield School and Bedales.

Directions

From the Petersfield office, head south-east on Lavant Street and turn right onto Chapel Street. Bear left onto Swan Street then continue onto Heath Road and then onto Durford Road. Take the fourth turning on the left into Clare Gardens. The property will be on the left-hand side.

Lease & Service Charges

Lease: 999 Years from 1967

Ground Rent & Service Charge: £1,120 p/a

