

**£199,995**

**Church View, South Lane**

Clanfield, PO8 0RB



## PROPERTY SUMMARY

Located right in the heart of 'Old Clanfield' village and offered for sale with no forward chain we are delighted to offer for sale this beautifully presented 1 bedroom first floor apartment in Church View. Built only 4 years ago this immaculate apartment needs to be seen internally to be fully appreciated. The property boasts a large bedroom, modern bathroom suite, beautiful fitted kitchen with built in appliances and a light and airy lounge/diner. Externally there is allocated parking, guest parking and storage areas. There are a number of shops and amenities right on your door step and internal viewings are very strongly recommended. To arrange your viewing contact us as sole agents today.

1 

1 

1 





**COMMUNAL ENTRANCE** Via Security intercom to the main hallways with LVT flooring which lead onto:

**ENTRANCE** Front door to:

**ENTRANCE HALL** Modern dimplex electric heater, security intercom, door to airing cupboard housing hot water tank, further doors to:

**BEDROOM** 12' 3" x 11' 5" (3.73m x 3.48m) Feature twin aspect double-glazed windows to rear elevation, modern dimplex electric heater, Double built in wardrobe.

**BATHROOM** 7' 3" x 5' 7" (2.21m x 1.7m) Modern suit includes WC, wash basin and bath with electric shower over, tiled surrounds, wall mounted electric towel radiator, extractor, courtesy light, spot lighting.

**LOUNGE/DINER** 13' 7" x 11' 10" (4.14m x 3.61m) Double glazed window to front elevation with views towards the church, 2 x modern electric dimplex heaters, TV, telephone and power points, open plan to:

**KITCHEN/BREAKFAST ROOM** 15' x 9' 9" (4.57m x 2.97m) Feature twin aspect double glazed windows to front elevation, modern high-gloss fitted kitchen including wall and base units with under unit lighting and work surfaces with matching splashback surrounds, 1 1/2 sink and drainer with mixer tap, integrated appliances including fridge freezer, washing machine, electric oven and ceramic hob with extractor, spot lighting, USB power points, space for table and chairs.

**OUTSIDE** Allocated and visitor parking, bin store, storage shed.

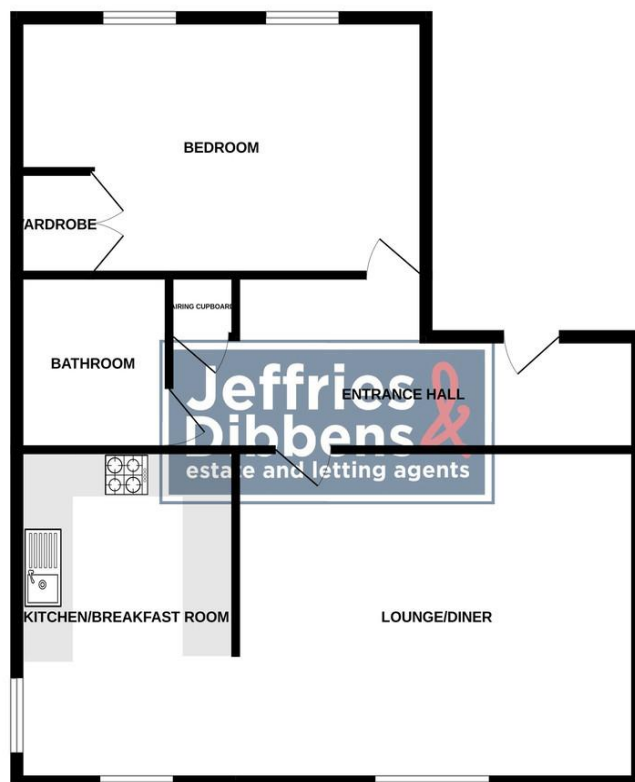
#### **LEASE INFORMATION**

As of April 2025 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: GH Property Management  
 Balance Of Lease: 995 (approx) years remaining  
 Service/Maintenance Charges: £761.39 per quarter  
 Buildings Insurance Charges: Included in management fees  
 Ground Rent: N/A  
 Service Charge Review Period: Annually  
 Ground Rent Review Period: N/A

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

# FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

**LOCAL AUTHORITY**  
East Hampshire District Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Jeffries  
Dibbens**  
estate and letting agents

**OFFICE ADDRESS**  
226 London Road, Waterlooville,  
Hampshire, PO7 7HP

**CONTACT**  
023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements